



| <u>AREA STATEMENT</u> | |
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| TOTAL EXTENT | : 57049 SQ.FT. |
| ROAD AREA | : 14272 SQ.FT. |
| PLOTTABLE AREA | : 42777 SQ.FT. |
| SOLD OUT AREA | : 38631 SQ.FT. |
| UNSOLD AREA | : 4147 SQ.FT. |
| 10% OF UNSOLD PLOTS | |
| AREA REQUIRED FOR OSR | : 415 SQ.FT. |
| OSR PROVIDED | : 516 SQ.FT. |
| UNSOLD AREA (EXCLUDING 10% OF OSR) | : 3631 SQ.FT. |
| PLOT NO (25) RESERVED FOR OSR | : 01 Nos. |
| SOLD PLOTS | : 34 Nos. |
| UN SOLD PLOTS | : 04 Nos. |
| TOTAL NO. OF PLOTS | : 39 Nos. |
| <u>NOTE:</u> | |
| 1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCDBR RULE 47. | |

CONDITIONS:

- 1) As per G.O.(Ms).No.78 H & UD UD4 (3) department dt. 04.05.2017 and G.O. (Ms). No. 172 H& UD(UD4 (3) dept. dated. 13.10.2017 and as per this Office No.15/2018 dt.12.12.2018 the layout framework approved.
- 2) As per this Office No.15/2018 dt.12.12.2018 the In-Principle Layout framework approved. In principle approval for the layout frame work for regularizing individual plots may be considered only with reference to connectivity of layout to the public road and internal road pattern.
- 3) Plots / Sub-divisions / Layouts shall be regularised under these rules only for "Residential Usage" and subject to connectivity of layout to the public road and internal road pattern, shall be ensured by the local body.
- 4) The Local Body should ensure the layout sketch has transformed into ground as a layout and its existence, and also conformity with the Government orders.The Shape and dimension of the layout framework is based on the sketch furnished by the applicant which was forwarded by the local body to CMDA. Hence any variation in the dimension and extent has to sorted out with respect to the FMB of the site by local body and the applicant.
- 5) Regularisation of unapproved layout approval issued by CMDA under the regularisation of unapproved plots and layouts rules-2017 is not final. The applicant has to obtain final approval (Regularisation of Layout) from the local body concerned.

LEGEND

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|--|-----------------|
| | LAYOUT BOUNDARY |
| | ROAD |
| | PARK |
| | SOLD OUT PLOTS |
| | UNSOLD PLOTS |

P.P.D (Regularisation **NO : 78**
L.O 2017) **2024**
APPROVED
 VIDE LETTER NO : Reg.L/5198/2023
 DATE : 24 / 05 / 2024

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO:135 OF THANDARAI VILLAGE, AVADI MUNICIPAL CORPORATION AS PER G.O.(Ms).No.78 H & UD UD4 (3)

DEPARTMENT DT.04.05.2017 AND G.O. (Ms). No. 172 H & UD(UD4 (3) dept. dated.13.10.2017

SCALE : (NOT TO SCALE)

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 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

