



AREA STATEMENT

TOTAL EXTENT	:	362747 SQ.FT.
ROAD AREA	:	102370 SQ.FT.
PLOTTABLE AREA	:	260377 SQ.FT.
SOLD OUT AREA	:	7546 SQ.FT.
UNSOLD AREA	:	252831 SQ.FT.
10% OF THE UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	25283 SQ.FT.
OSR PROVIDED	:	25645 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	227186 SQ.FT.
PARK-I (65,66,67,68,83,84,85,86,87,88,103,104,105,) RESERVED FOR OSR	:	13 Nos.
PARK-II (106,107,108,109,124,125,126,127,128,129,130,131 & 132) RESERVED FOR OSR	:	13 Nos.
SOLD PLOTS	:	11 Nos.
UN SOLD PLOTS	:	338 Nos.
TOTAL NO. OF PLOTS	:	375 Nos.

NOTE:

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCDBR RULE 47.
2. ROAD AREA 102370 SQFT AND PARK AREA 25645 SQFT GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO.4811/2023 DATED 01.06.2023.

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 the individual plot to be regularised separately after approval of lay out framework.
- 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 existance, 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 be sorted out with respect to the FMB of the site by local body and the applicant.
- 5) The Commissioner, Sholavaram Panchayat Union has to ensure that roads are formed as shown in the plan and conditions of CE, PWD (WRD) in Letter No. DB/T5 (3) /F.NOC 001864 Nerkundram village 002705/2023 dated.27.04.2023 should be strictly adhered and compliance should be ensured by local body before issue of final approval of regularisation of layout.
- 6) The NOC issued by the Tahsildar, Ponneri Taluk R.C.No.326/2023/A1 dated 10.03.2023 should be strictly adhered and compliance should be ensured by the local body before issue of final approval of the Regularisation of layout.
- 7) 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.
- 8) Plot Nos. 17 to 57 are not assigned in this layout.

LEGEND

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

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.92, 93, 95/1,5, 96 & 97 OF NERKUNDRAM VILLAGE, SHOLAVARAM PANCHAYAT UNION 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)

P.P.D (Regularisation NO : 86 / L.O 2017) 2023

APPROVED

VIDE LETTER NO : Reg.L / 4019 / 2023

DATE : 13 / 06 / 2023

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FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

