

AREA STATEMENT

TOTAL EXTENT (as per document)	:	481338	SQ.FT.
TOTAL EXTENT (as on site)	:	476704	SQ.FT.
ROAD AREA	:	128092	SQ.FT.
PLOTTABLE AREA	:	348612	SQ.FT.
SOLD OUT AREA	:	25701	SQ.FT.
UNSOLD AREA	:	322911	SQ.FT.
10% OF UN SOLD PLOTS	:		
AREA REQUIRED FOR OSR	:	32291	SQ.FT.
OSR PROVIDED	:	34257	SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	288654	SQ.FT.
PLOT NO (79H,79I,80,81,82,83,84,85,86,87,88,89 & 90)	:		
RESERVED FOR OSR	:	13	Nos.

SOLD PLOTS	:	28	Nos.
UN SOLD PLOTS	:	296	Nos.
TOTAL NO. OF PLOTS	:	337	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 128092 SQFT AND PARK AREA 34257 SQFT GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO.7374/2022 DATED 28.12.2022.

CONDITIONS:


- 1) As per G.O.(Ms).No.78 H & UD 4 (3) department dt. 04.05.2017 and G.O. (Ms). No. 172 H & UD(4) (3) dept. dated. 13.10.2017 the individual plot to be regularised separately after approval of layout 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 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 be 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 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

- LAYOUT BOUNDARY
- ▬ ROAD
- ▨ PARK
- ▩ SOLD OUT PLOTS
- UNSOLD PLOTS

REGULARISATION OF UNAPPROVED LAYOUT IN S.NO:29/1B, 2, 30, 31/2, 34, 35, 36, 39/1B, 56, 145Pt & 146 OF ARUMANDHAI VILLAGE, SHOLAVARAM PANCHAYAT UNION AS PER G.O.(Ms).No.78 H & UD 4 (3) DEPARTMENT DT.04.05.2017 AND G.O. (Ms). No. 172 H & UD(4) (3) dept. dated.13.10.2017

SCALE: (NOT TO SCALE)

P.P.D	(Regularisation NO :	94
L.O	2017)	2023
APPROVED		
VIDE LETTER NO	: Reg.L / 8839 / 2022	
DATE	: 17 /07/ 2023	
OFFICE COPY		
FOR SENIOR PLANNER CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY		
		

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