



AREA STATEMENT

TOTAL EXTENT(as per document)	: 431244.00 SQ. FT.
TOTAL EXTENT LEAST(as per drawing)	: 424827.00 SQ. FT.
ROAD AREA	: 108413.00 SQ. FT.
PLOTTABLE AREA	: 316414.00 SQ. FT.
SOLD OUT AREA	: 20984.00 SQ. FT.
UNSOLD AREA	: 295430.00 SQ. FT.
10% OF THE UN SOLD PLOTS	
AREA REQUIRED FOR OSR	: 29543.00 SQ. FT.
OSR PROVIDED	: 29778.00 SQ. FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	: 265652.00 SQ. FT.
SOLD OUT PLOTS	: 31 Nos.
UN SOLD PLOTS	: 439 Nos.
TOTAL NO. OF PLOTS	: 470 Nos.

NOTE:

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCD BR RULE 47.
2. ROAD AREA OF 108413.00 SQ. FT AND PARK AREA OF 29778.00 SQ. FT GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO.223/2023, DATED 09.01.2023.

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. 13.10.2017the 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 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) The Tahsildar, Ponneri taluk has furnished NOC vide letter RC. No. /2022/A3, dated 20.06.2018 should be strictly adhered and compliance should be ensured by the local body before issue of final approval of the Regularisation of layout.
- 6) 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

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

P.P.D (Regularisation NO : 016
L.O 2017) 2023

APPROVED

VIDE LETTER NO : Reg.L/17828/2022
DATE : 18 /01 / 2023

OFFICE COPY

FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO. 565, 566, 567/1, 2, 569, 570/1, 2, 571, 572/2 & 572/3 OF PERUNGAVUR VILLAGE

WITHIN 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)