

AREA STATEMENT

TOTAL EXTENT	:	90106	SQ.FT
ROAD AREA	:	26521	SQ.FT
PLOTTABLE AREA	:	63585	SQ.FT
SOLD OUT AREA	:	14613	SQ.FT
UNSOLD AREA	:	49380	SQ.FT
10% OF UN SOLD PLOTS			
AREA REQUIRED FOR OSR	:	4938	SQ.FT
OSR PROVIDED	:	4947	SQ.FT
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	44433	SQ.FT.
PLOT NO (7A,44 & 53) RESERVED FOR OSR	:	03	Nos.
SOLD PLOTS	:	14	Nos.
UN SOLD PLOTS	:	38	Nos.
TOTAL NO. OF PLOTS	:	54	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 26521 SQ.FT. AND PARK AREA 4947 SQ.FT. GIFTED TO THE COMMISSIONER, ST. THOMAS MOUNT PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 1967 / 2020 DATED 16.03.2020

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) Only those unapproved layouts where a part or full number of plots have been sold through a registered saledeed as on 20 th October 2016 shall be Considered for regularization under these rules.
- 4) As per G.O.(Ms).No.172H & UD (UD4 (3) Dept dt. 13.10.2017 OSR charges are exempted for the plots sold on or before 20.10.2016.
- 5) Plots / Sub-divisions / Layouts shall be regularised under these rules only for "Residential Usage" and subject to connectivty of layout to the public road and internal road pattern, shall be ensured by the local body.
- 6) 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 sorted out with respect to the FMB of the site by local body and the applicant.

LEGEND

LAYOUT BOUNDARY

ROAD

PARK

SOLD OUT PLOTS

UNSOLD PLOTS

 $\frac{\text{P.P.D}}{\text{L.O}}$ (Regularisation NO: 2017)

NO: $\frac{163}{2020}$

APPROVED

VIDE LETTER NO : Reg.L / 19899 / 2018 DATE : 28/05/2020

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FOR DEPUTY PLANNER CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY





REGULARISATION OF UNAPPROVED LAYOUT IN S.NO:72/2C,2D & 80/2A,2B,3,4A,4B OF KOVILANCHERI VILLAGE, ST. THOMAS MOUNT 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