



AREA STATEMENT			
TOTAL EXTENT	:	18731	SQ.FT.
ROAD AREA	:	3647	SQ.FT.
PLOTTABLE AREA	:	15084	SQ.FT.
SOLD OUT AREA	:	2048	SQ.FT.
UNSOLD AREA	:	13036	SQ.FT.
10% OF UN SOLD PLOTS			
AREA REQUIRED FOR OSR	:	1304	SQ.FT.
OSR PROVIDED	:	1307	SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	11729	SQ.FT.
PLOT NO (01) RESERVED FOR OSR	:	01	Nos.
SOLD PLOTS	:	01	Nos.
UN SOLD PLOTS	:	13	Nos.
TOTAL NO. OF PLOTS	:	15	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 3647 SQFT AND PARK AREA 1307 SQFT GIFTED TO THE COMMISSIONER TAMBARAM CORPORATION VIDE GIFT DEED DOCUMENT NO. 9237 / 2022 DATED 17.08.2022.
- 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 connectivy 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, Tambaram Corporation 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-Keelkattalai Village/2022/dated 28.03.2022 should be strictly adhered and compliance should be ensured by local body before issue of final approval of 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 : 206
L.O 2017) 2022

APPROVED

VIDE LETTER NO : Reg.L / 15304 / 2021
DATE : 09 / 09 / 2022

OFFICE COPY

FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF UNAPPROVED LAYOUT IN S.NO:358/3 OF KEELAKATTALAI VILLAGE, TAMBARAM 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)