

AREA STATEMENT

TOTAL EXTENT(as per Doc) : 52204.45 SQ. M TOTAL EXTENT LEAST (as per Patta) : 47400.00 SQ. M ROAD AREA : 10774.33 SQ. M PLOTTABLE AREA : 36625.67 SQ.M SOLD OUT AREA : 89.19 SQ.M UNSOLD AREA : 36536.48 SQ.M 10% OF THE UN SOLD PLOTS AREA REQUIRED FOR OSR : 3653.65 SQ.M OSR PROVIDED : 3704.00 SQ.M $UNSOLD\;AREA\,(\,{\tt EXCLUDING}\,10\%\,{\tt OF}\,{\tt OSR}\,)$: 32,832.48 SQ.M PLOT NO (428, 429, 430, 431 & 432) RESERVED FOR OSR 05 Nos. SOLD OUT PLOTS 01 Nos. UN SOLD PLOTS 315 Nos. TOTAL NO. OF PLOTS 321 Nos.

The Plot No. 1 - 16, 33 - 40, 50 - 61, 71 - 82, 92 - 114, 125 - 161, 268 - 270

(111 Plots) are not included in this Layout. The above plots are retained by the owner

- 1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCDBR RULE 47.
- 2. PARK AREA 3704.00 SQ M AND ROAD AREA 10774.33 SQ M GIFTED TO THE COMMISSIONER, POONAMALLEE PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 5144/2022, DATED 02.09.2022.

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. 13.10.2017the individual plot to be regularised separately after approval of lay
- 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 connectivty of layout to the public road and internal road pattern, shall be ensured by the local
- 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 sorted out with respect to the FMB of the site by local body and the applicant.
- 5) The Tahsildar, Poonamallee taluk has to ensure that the site under reference does comes under water stagnant area during the flood times vide letter Na.Ka.No.1311/2022, dated 06.04.2022 and ensure to give clearance for issuance 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.

LAYOUT BOUNDARY

SOLD OUT PLOTS

UNSOLD PLOTS

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

APPROVED

: Reg.L /8479 / 2022 VIDE LETTER NO 07 / 09 / 2022

OFFICE COPY

FOR SENIOR PLANNER CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY





REGULARISATION OF LAYOUT FRAMEWORK COMPRISED IN S.NO.145/1D2A, 1D2B, 1D2C, 146/1A1 & 187/2A, 187/2B, 187/2C OF VAYANALLUR VILLAGE AND S.NO.258/4, 6, 7, 8 & 259/2 OF AYALCHERI VILLAGE (SORANCHERY REVENUE VILLAGE) COMES WITHIN POONAMALLEE 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)