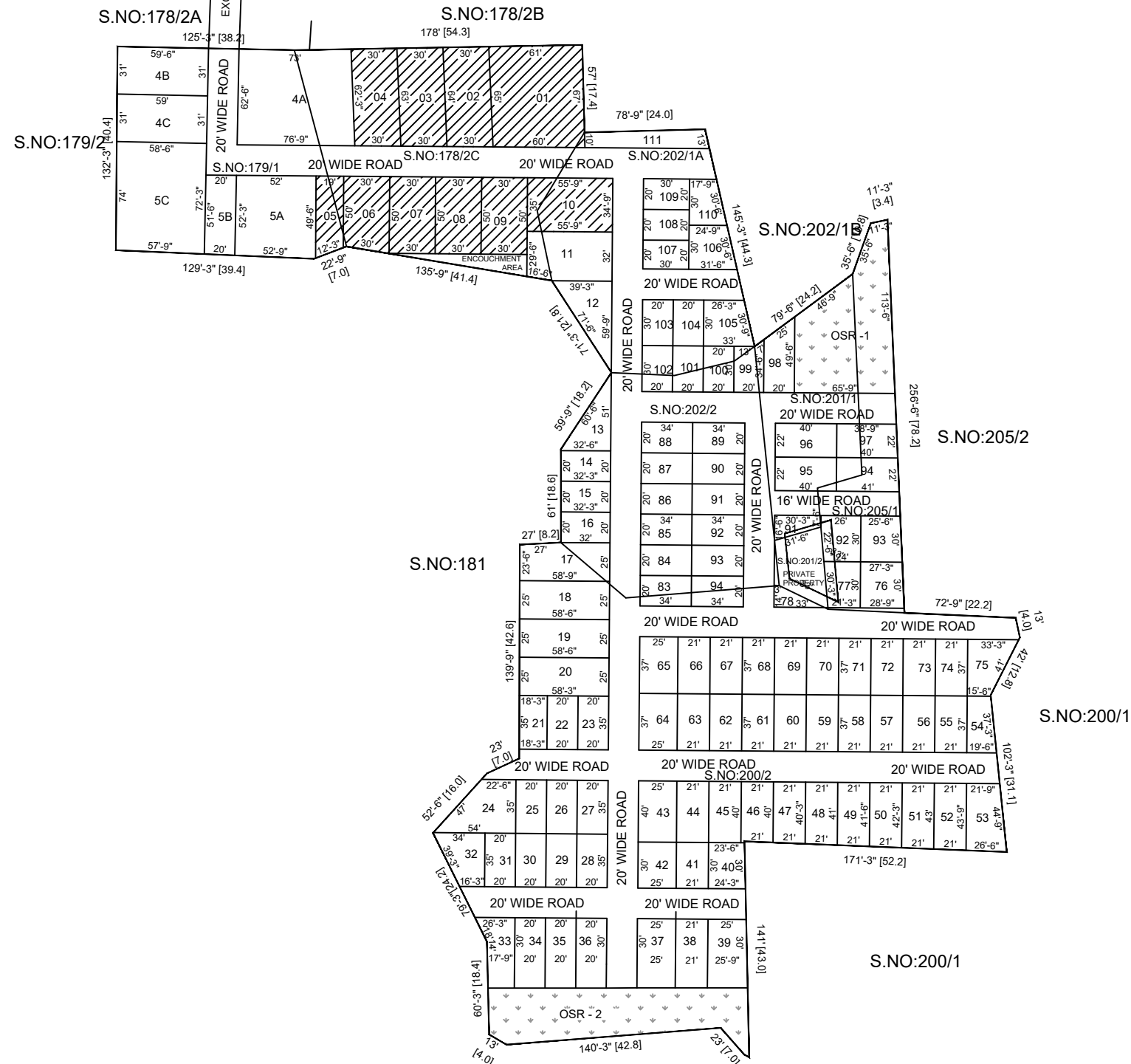


SRI KRISHANA NAGAR
PHASE III APPROVED
LAYOUT P.P.D/L.O.
(Regularisation 2017)
NO.138/2020

GOMATHI AMMAN NAGAR -IX
EXTN.-I APPROVED LAYOUT
P.P.D/L.O. (Regularisation 2017)
NO.357/2020



AREA STATEMENT

TOTAL EXTENT(as per Doc)	: 178160.00 SQ FT
TOTAL EXTENT LEAST (as per drawing	: 172164.00 SQ FT
ROAD AREA	: 49526.00 SQ FT
PLOTTABLE AREA	: 122638.00 SQ FT
SOLD OUT AREA	: 14279.00 SQ FT
UNSOLD AREA	: 108979.00 SQ FT
10% OF THE UN SOLD PLOTS	
AREA REQUIRED FOR OSR	: 10897.00 SQ FT
OSR PROVIDED	: 11053.00 SQ FT
UNSOLD AREA (EXCLUDING 10% OF OSR)	: 97926.00 SQ FT
SOLD PLOTS	: 10 Nos.
UN SOLD PLOTS	: 107 Nos.
TOTAL NO. OF PLOTS	: 117 Nos.

NOTE:

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCDBR RULE 47.
2. PARK AREA OF 11,053.00 SQ FT AND ROAD AREA OF 49,526.00 SQ FT GIFTED TO THE COMMISSIONER, PUZHAL PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 381/2023, DATED 05.01.2023.

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 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.

LEGEND

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

P.P.D
L.O | Regularisation - 2017] NO : 021
2023

APPROVED

VIDE LETTER NO : Reg.L / 18502/ 2022
DATE : 25 / 01 / 2023

OFFICE COPY

FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK COMPRISED IN S.NO.178/2C, 179/1, 200/2, 201/1, 202/1A, 202/2 & 205/1 OF VILANGADUPAKKAM VILLAGE WITHIN PUZHAL 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)

