



AREA STATEMENT

TOTAL EXTENT(as per Document)	: 36090.00 SQ.M.
TOTAL EXTENT(as per site)	: 35471.59 SQ.M.
ROAD AREA	: 7962.83 SQ.M.
PLOTTABLE AREA	: 27508.76 SQ.M.
SOLD OUT AREA	: 2506.79 SQ.M.
UNSOLD AREA	: 25001.97 SQ.M.
10% OF THE TOTAL AREA	
OF UN SOLD PLOTS REQUIRED FOR OSR	: 2500.00 SQ.M.
OSR PROVIDED	: 2539.00 SQ.M.
UNSOLD AREA (EXCLUDING 10% OF OSR)	: 22462.97 SQ.M.
RESERVED FOR OSR AREA	
(OSR:I-PLOT NO'S:17 TO 19, 26 TO 31, 38 TO 43,	
OSR:II-PLOT NO'S:108 TO 111, 126 TO 134 & 150 TO 153)	: 32 Nos.
SOLD OUT PLOTS	: 30 Nos.
UN SOLD PLOTS	: 335 Nos.
TOTAL NO. OF PLOTS	: 397 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 7963 SQM AND PARK AREA 2539 SQM GIFTED TO THE COMMISSIONER SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 11928/ 2022 DATED 07.09.2022.

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 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) 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

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.163/1A, 1B, 164/1B, 2A, 165/ 1, 2, 171/ 1, 2 & 188 OF PERUNGAVUR VILLAGE, 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)

P.P.D
L.O (Regularisation NO : 214
2017) 2022

APPROVED

VIDE LETTER NO : Reg.L / 2327 / 2021
DATE : 19 / 09 / 2022

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FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

