



AREA STATEMENT

TOTAL EXTENT	:	32162 SQ.FT.
ROAD AREA	:	5042 SQ.FT.
ROAD AREA(Approach Road in S.No.248/5Pt & 250/4B2Pt)	:	3851 SQ.FT.
ROAD AREA (TOTAL)	:	8893 SQ.FT.
PLOTTABLE AREA	:	23269 SQ.FT.
SOLD OUT AREA	:	1200 SQ.FT.
UNSOLD AREA	:	22069 SQ.FT.
10% OF THE TOTAL AREA	:	
OF UN SOLD PLOTS REQUIRED FOR OSR	:	2207 SQ.FT.
OSR PROVIDED	:	2223 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	19846 SQ.FT.
PLOT NO'S (13) RESERVD FOR OSR	:	01 Nos.
SOLD PLOTS	:	01 Nos.
UN SOLD PLOTS	:	17 Nos.
TOTAL NO. OF PLOTS	:	19 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 8893 SQFT AND PARK AREA 2223 SQFT GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 13434 / 2022 DATED 11.10.2022.

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 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 bythe 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.246, 248/5(pt) & 250/4B2(pt) OF ANGADU 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 (Regularisation NO : 242
L.O 2017) 2022

APPROVED

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DEVELOPMENT AUTHORITY

