



**AREA STATEMENT**

TOTAL EXTENT	:	139392 SQ.FT.
ROAD AREA	:	35832 SQ.FT.
PLOTTABLE AREA	:	103560 SQ.FT.
SOLD OUT AREA	:	62819 SQ.FT.
UNSOLD AREA	:	40741 SQ.FT.
10% OF UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	4074 SQ.FT.
OSR PROVIDED	:	4103 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR )	:	36638 SQ.FT.
PLOT NO (74,174,178 & 179)		
RESERVED FOR OSR	:	04 Nos.
SOLD PLOTS	:	81 Nos.
UN SOLD PLOTS	:	42 Nos.
TOTAL NO. OF PLOTS (57 TO 183)	:	127 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 35832 SQ.FT. AND PARK AREA 4103 SQ.FT. GIFTED TO THE EXECUTIVE OFFICER, THIRUMAZHISAI TOWN PANCHAYAT VIDE GIFT DEED DOCUMENT NO. 2315 / 2020 DATED 04.09.2020

**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 layout 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 be sorted out with respect to the FMB of the site by local body and the applicant.
- 5) As per G.O.(Ms),No.78 H & UD ( UD4 (3) Dept dt.04.05.2017 and G.O.(Ms). No.172 H & UD(UD4 (3) dept. dated.13.10.2017, Rule 4 (7) underneath the alignment of high tension and extra high voltage electric line including tower line provided with the buffer zone and prohibited for any development local body should ensure the same before regularising the individual plot in the layout.

**LEGEND**

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

**P.P.D** (Regularisation NO : **250**  
**L.O** 2017) **2020**

**APPROVED**

VIDE LETTER NO : Reg.L / 14578 / 2019

DATE : 24 / 09 / 2020

**OFFICE COPY**

FOR DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.No.360, 361/2A,2B & 367/1,2 AT THIRUMAZHISAI VILLAGE OF THIRUMAZHISAI TOWN PANCHAYAT 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)

