



AREA STATEMENT

TOTAL EXTENT	:	33105 SQ.FT.
ROAD AREA	:	7937 SQ.FT.
PLOTTABLE AREA	:	25078 SQ.FT.
SOLD OUT AREA	:	15005 SQ.FT.
UNSOLD AREA	:	10073 SQ.FT.
10% OF THE UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	1007 SQ.FT.
OSR PROVIDED	:	1088 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	8985 SQ.FT.
PLOT NO (11) RESERVED FOR OSR	:	01 Nos.
SOLD PLOTS	:	16 Nos.
UN SOLD PLOTS	:	09 Nos.
TOTAL NO. OF PLOTS	:	26 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 7937 SQFT AND PARK AREA 1088 SQFT GIFTED TO THE COMMISSIONER, THIRUVALLUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 8364 / 2021 DATED 14.07.2021.

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 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 be sorted out with respect to the FMB of the site by local body and the applicant.
- 5) In Regularisation layout plot numbers assigned starting from 2 to 27. Plot No.1 is not assigned and plot no.11 is reserved for OSR.
- 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 (Regularisation NO : 265
L.O 2017) 2021

APPROVED

VIDE LETTER NO : Reg.L / 3930 / 2021

DATE : 10 / 08 / 2021

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FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.481/1A OF PAKKAM VILLAGE, TIRUVALLUR 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)