

67904.00 SQ.M.

15265.12 SQ.M.

52638.88 SQ.M.

41484.64 SQ.M.

11150.20 SQ.M.

10% OF OSR PORTION OF UNSOLD AREA

1115.02 SQ.M.

OSR PROVIDED (PLOT NOS.239, 243, 244 & 245) 1168.31 SQ.M.

9981.89 SQ.M.

238 Nos. 54 Nos.

04 Nos.

- 1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCDBR RULE 47.
- 2. ROAD AREA 15265.12 SQ.M AND PARK AREA 1168.31 SQ.M GIFTED TO THE COMMISSIONER, PUZHAL PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 6574/2020,
- 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 lands below the alignment of height tension and extra high voltage electric line including tower line not to be Regularized, hence required buffer zone has to be provided before Regularization of individual plots in the layout under reference.
- 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) Only those unapproved layouts where a part or full number of plots have been sold through a registered sale deed as on 20 th October 2016 shall be Considered for regularization under these rules.
- 4) As per G.O.(Ms).No.172H & UD ( UD4 (3) Dept dt. 13.10.2017 OSR charges are exempted for the plots sold on or before 20.10.2016.
- 5) Plots / Sub-divisions / Layouts shall be regularised under these rules only for "Residential Usage" and subject to connectivty of layout to the public road and internal road pattern, shall be ensured by the local body.
- 6) The Local Body should ensure the layout sketch has transformed into gorund 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.

LAYOUT BOUNDARY SOLD OUT PLOTS

APPROVED

: Reg.L / 22944 / 2018 VIDE LETTER NO : 16 / 10 / 2020

296 Nos.

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REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.32/1A, 1B, 1C, 2, 33, 34, 35, 36, 37, 40/1, 3, 42 & 70/3 OF PAYASAMBAKKAM VILLAGE OF 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