



## AREA STATEMENT

TOTAL EXTENT	: 128066 SQ.FT.
ROAD AREA	: 28867 SQ.FT.
PLOTTABLE AREA	: 99199 SQ.FT.
SOLD OUT AREA	: 74790 SQ.FT.
UNSOLD AREA	: 24409 SQ.FT.
10% OF UN SOLD PLOTS	
AREA REQUIRED FOR OSR	: 2440 SQ.FT.
OSR PROVIDED	: 2440 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR )	: 21969 SQ.FT.
PLOT NO (94, 95 & 96) RESERVED FOR OSR	: 03 Nos.
SOLD PLOTS	: 97 Nos.
UN SOLD PLOTS	: 28 Nos.
TOTAL NO. OF PLOTS	: 128 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 28867 SQFT AND PARK AREA 2440 SQFT GIFTED TO THE COMMISSIONER, POONAMALLEE PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 17883 / 2022 DATED 05.11.2022.

## 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. 13.10.2017 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) The conditions of CE, PWD, (WRD) in Letter No.DB/T5(3)/F-Thirunindravur-B Village-I/2019/M/ 10.10.2019 should be strictly adhered and compliance should be ensured by local body before issue of final approval of the Regularisation of layout.
- 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
- NOT TO BE REGULARISED

**P.P.D** (Regularisation NO : **289**  
**L.O** 2017) **2022**

**APPROVED**

VIDE LETTER NO : Reg.L / 17817 / 2017  
DATE : 30 / 12 / 2022

**OFFICE COPY**

FOR DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.443/4A,5A & 444/1A,2A, 2B1, 2B2 AT THIRUNINDRAVUR 'B' VILLAGE OF POONAMALLEE 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)

