



**AREA STATEMENT**

TOTAL EXTENT(as on site)	:	68299 SQ.FT.
ROAD AREA	:	16625 SQ.FT.
PLOTTABLE AREA	:	51674 SQ.FT.
SOLD OUT AREA	:	21568 SQ.FT.
UNSOLD AREA	:	30106 SQ.FT.
10% OF THE UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	3011 SQ.FT.
OSR PROVIDED	:	3176 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR )	:	26930 SQ.FT.
PLOT NO (17) RESERVED FOR OSR	:	01 Nos.
SOLD PLOTS	:	30 Nos.
UN SOLD PLOTS	:	30 Nos.
TOTAL NO. OF PLOTS	:	61 Nos.

**NOTE:**

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCDDBR RULE 47.
2. ROAD AREA 16625 SQFT AND PARK AREA 3176 SQFT GIFTED TO THE COMMISSIONER, THIRUVERKADU MUNICIPALITY VIDE GIFT DEED DOCUMENT NO. 2217 / 2021 DATED 09.09.2021.

**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. 13.10.2017the 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 was 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 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

**P.P.D (Regularisation NO : 316**  
**L.O 2017) 2021**

**APPROVED**

VIDE LETTER NO : Reg.L / 2325 / 2021  
DATE : 30/ 09 / 2021

**OFFICE COPY**

FOR DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.114/1C2, 114/4 & 114/5PT AT KOLADI VILLAGE, THIRUVERKADU MUNICIPALITY 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