



**AREA STATEMENT**

TOTAL EXTENT	:	1590381 SQ.FT.
ROAD AREA	:	246933 SQ.FT.
PLOTTABLE AREA	:	1343448 SQ.FT.
SOLD OUT AREA	:	708746 SQ.FT.
UNSOLD AREA	:	634702 SQ.FT.
10% OF UN SOLD PLOTS	:	
AREA REQUIRED FOR OSR	:	63470 SQ.FT.
OSR PROVIDED	:	63731 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR )	:	570971 SQ.FT.
PLOT NO. (563,564,565,584,585,586,587,618,619,620,621, 624,625,626,627,628A,628B & PARK AREA) RESERVED FOR OSR	:	17 Nos. & PARK AREA
SOLD PLOTS	:	408 Nos.
UN SOLD PLOTS	:	460 Nos.
TOTAL NO. OF PLOTS	:	885 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 246933 SQ.FT. AND PARK AREA 63731 SQ.FT. GIFTED TO THE COMMISSIONER, POONAMALLEE PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 361 / 2021 DATED 20.01.2020.

**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 sorted out with respect to the FMB of the site by local body and the applicant.
- 5) The Commissioner, Poonamallee Panchayat Union has to obtain a certificate / status report from the Tahsildar concerned, the layout is not obstructing the water ways on the common fields irrigation channels on the ground and flood level & inundation status before Regularization of individual plots in the layout under reference.
- 6) The Commissioner, Poonamallee Panchayat Union has to ensure that roads are formed as shown in the plan and according to the conditions stipulated in PWD Letter No.DB/ T5(3) / F - Mothirambedu / 2020 / dated 10.9.2020 the compliance to be obtained from PWD by local body before issuing the final approval.
- 7) Plot Number 360A, 360B, 454C & 454D are not assigned in the existing layout.
- 8) 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
- H.T LINE ( UNDERNEATH BUFFER ZONE RESTRICTED FOR DEVELOPMENTS)
- EXISTING CHANNEL

**P.P.D** (Regularisation NO : **50**  
**L.O** 2017) **2021**

**APPROVED**

VIDE LETTER NO : Reg.L / 7684/ 2018  
DATE : 17 / 02 / 2021

**OFFICE COPY**  
FOR SENIOR PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

REGULARISATION OF UNAPPROVED LAYOUT IN S.NO.275/6,7,8,9,10, 276/3B, 277/1,2, 278/2A,1B, 279/3B, 287, 288 & 289/1,2A OF MOTHIRAMBEDU VILLAGE, 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)

