

AREA STATEMENT

TOTAL EXTENT : 3158.56 SQ.M
 (as per framework drawing)
ROAD AREA : 521.74 SQ.M
PLOTTABLE AREA : 2636.82 SQ.M
TOTAL NO. OF PLOTS : 12 NOS

NOTE:

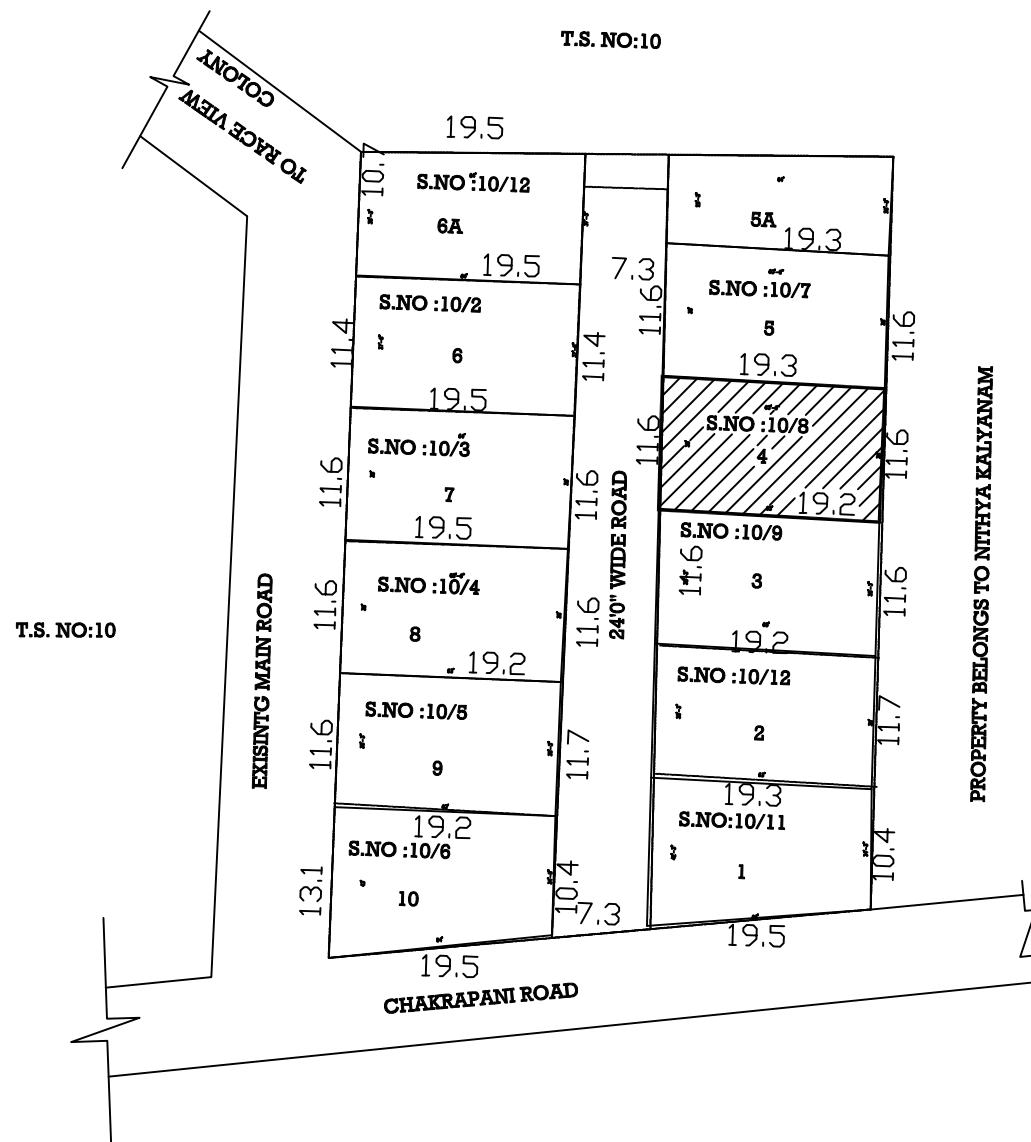
- 1) A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS AND STREET ALIGNMENTS BE PROVIDED AS PER THE DEVELOPMENT REGULATIONS OF CMA.
- 2) THE GREATER CHENNAI CORPORATION TO ENSURE THAT ALL THE ROADS ARE VESTED WITH THEM AS PER THE GOVERNMENT ORDERS.

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 plots to be regularised separately after approval of lay out framework subject to satisfaction of site dimension / extent.
- 2) Only those unapproved layouts where in 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.
- 3) As per G.O.(Ms).No:172 H & UD (UD4 (3) Dept dt.13.10.2017 OSR charges are exempted for the plots sold on or before 20.10.2016.
- 4) Before issue of regularization of individual plot of the local body has to ensure that the following;
 - a) If the land use is Agricultural use Zone as per SMP the concern local body has to obtain a certificate or status report from the tahsildar of the concerned taluk to the effect that the layout is not obstructing the waterways on the common field irrigation channels on the ground and flood level or inundation status.
 - b) If the land part or whole lying in the lands below the alignments of high tension and extra high voltage electric line not to be Regularized.
 - c) Ensure that the location of the plot under reference lies within the combined FMB sketch of the layout frame work under reference.
 - d) Obtain necessary NOC from the competent Authorities viz Airport Authority of India (AAI), Archeology Survey of India (ASI) and Tamilnadu Housing Board(TNHB) if required.

LEGEND

-  LAYOUT BOUNDARY
-  ROAD
-  EXIST.ROAD



IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.No:87/ A OF VELACHERY VILLAGE OF GREATER CHENNAI CORPORATION AS PER G.O.(Ms) No:78 H&UD UD4 (3) DEPT. DT:04.05.2017 AND G.O.(Ms) No:172 H&UD UD4 (3) DEPT. DT:13.10.2017

SCALE : 1" = 66' (ALL MEASUREMENTS ARE IN FEET)

P.P.D (Regularisation 2017) **NO : 09**
L.O 2018

APPROVED

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FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

