



AREA STATEMENT

TOTAL EXTENT	:	43560 SQ.FT.
ROAD AREA	:	9693 SQ.FT.
PLOTTABLE AREA	:	33867 SQ.FT.
SOLD OUT AREA	:	28490 SQ.FT.
UNSOLD AREA	:	5377 SQ.FT.
10% OF THE TOTAL AREA		
OF UN SOLD PLOTS REQUIRED FOR OSR	:	537 SQ.FT.
OSR PROVIDED	:	570 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	4807 SQ.FT.
PLOT NO'S (PARK) RESERVED FOR OSR	:	PARK(OSR)
		(Part of Plot No.8)
SOLD PLOTS	:	12 Nos.
UN SOLD PLOTS	:	02 Nos.
TOTAL NO. OF PLOTS	:	14 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 9693 SQ.FT. AND PARK AREA 570 SQ.FT. GIFTED TO THE EXECUTIVE OFFICER, PERUNGALATHUR TOWN PANCHAYAT VIDE GIFT DEED DOCUMENT NO. 7640 / 2020 DATED 31.12.2020.

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 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 sorted out with respect to the FMB of the site by local body and the applicant.
- 5) The layout under reference lies in Agricultural land use as per the CMDA land use map. The Perungalathur Town Panchayat should insist the NOC issued by the Tahsildar concerned for specific remarks with status report stating that the above unapproved layout is not obstructing the water ways on the common filed irrigation channels on the ground and flood level or inundation status before issuing the final plan.
- 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

P.P.D (Regularisation NO : 14 / L.O 2017) 2021

APPROVED

VIDE LETTER NO : Reg.L / 12552 / 2020

DATE : 13 / 01 / 2021

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FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.388/2B2 OF PERUNGALATHUR VILLAGE OF PERUNGALATHUR TOWN PANCHAYAT 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)