



**AREA STATEMENT**

TOTAL EXTENT(as per document)	: 20837.50 SQ.M.
TOTAL EXTENT LEAST(as per drawing)	: 20624.87 SQ.M.
ROAD AREA	: 4782.00 SQ.M.
ROAD WIDENING AREA	: 589.80 SQ.M.
PLOTTABLE AREA	: 15253.07 SQ.M.
SOLD OUT AREA	: 645.52 SQ.M.
UNSOLD AREA	: 14607.55 SQ.M.
10% OF UN SOLD PLOTS	
AREA REQUIRED FOR OSR	: 1460.75 SQ.M.
OSR PROVIDED	: 1832.48 SQ.M.
UNSOLD AREA ( EXCLUDING 10% OF OSR )	: 12779.09 SQ.M.
SOLD PLOTS	: 05 Nos.
UN SOLD PLOTS	: 98 Nos.
TOTAL NO. OF PLOTS	: 103 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 4782 SQ.M AND PARK AREA 1832.48 SQ.M GIFTED TO THE COMMISSIONER, KUNDRATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 5174/2022 DATED 31.05.2022.

**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 and as per this Office No.15/2018 dt.12.12.2018 the layout framework approved.
- 2) 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.
- 3) 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.
- 4) 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. dated 13.10.2017, Rule 4 (7) the lands below the alignment of height tension and extra high voltage electric line including tower line not to be Regularized, hence required buffer zone has to be provided before Regularization of individual plots in the layout under reference.
- 5) The Commissioner, Kundrathur Panchayat Union has to ensure that roads are formed as shown in the plan and conditions of CE, PWD (WRD) in Letter No. DB/T5 (3)/F & I -Erumaiyur Village - I/2021/M / 22.01.2021 should be strictly adhered and compliance should be ensured by local body before issue of final approval of regularisation of layout.
- 6) Before Regularization of individual plots in the layout under reference the Local Body 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.
- 7) As per Second Master Plan for Chennai Metropolitan Area the street alignment of Tambaram Naduveerappattu Road is 18.0Mt. The street alignment will be provided by the individual plot owners as per the provision of Second Master Plan. Local Body (Kundrathur Panchayat Union) shall ensure the street alignment has been provided as per the provision of Master Plan before regularizing the individual plot.
- 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
- ▨ BUFFER ZONE

<b>P.P.D</b> <b>L.O</b>	(Regularisation 2017)	<b>NO :</b>	<b>141</b> <b>2022</b>
<b>APPROVED</b>			
VIDE LETTER NO	:	Reg.L / 15228 / 2017	
DATE	:	16 / 06 / 2022	
<b>OFFICE COPY</b> FOR SENIOR PLANNER CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY			

REGULARISATION OF UNAPPROVED LAYOUT IN S.NO.155/3A1,3A2,3B, 156 & 157 OF ERUMAIYUR VILLAGE, KUNDRATHUR 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)

