

AREA STATEMENT

TOTAL EXTENT	:	287801 SQ.FT.
ROAD AREA	:	82223 SQ.FT.
PLOTTABLE AREA	:	205578 SQ.FT.
SOLD OUT AREA	:	84082 SQ.FT.
UNSOLD AREA	:	121496 SQ.FT.
10% OF UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	12150 SQ.FT.
OSR PROVIDED	:	12231 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	109265 SQ.FT.
PLOT NO (39,40,75,102A,102B,102C,103,103A) RESERVED FOR OSR	:	08 Nos.
SOLD PLOTS	:	63 Nos.
UN SOLD PLOTS	:	97 Nos.
TOTAL NO. OF PLOTS	:	168 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 82223 SQFT AND PARK AREA 12231 SQFT GIFTED TO THE COMMISSIONER SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 9799 / 2022 DATED 22.07.2022.

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) 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) 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.
- 6) The Commissioner, Sholavaram 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-Angadu/ dated 28.03.2019 the compliance to be obtained from PWD by local body before issuing the final approval.
- 7) Soldout Plot Nos. 7N,58,59,60,61,62,63,65,78,79,80 are not gaining access due to the channel converted as Road.
- 8) Unsold Plot Nos. 64 are not gaining access due to the channel converted as Road.

LEGEND

- LAYOUT BOUNDARY
- ROAD
- PARK
- SOLD OUT PLOTS
- UNSOLD PLOTS
- EXISTING CHANNEL

P.P.D (Regularisation NO : **192**
L.O 2017) **2022**

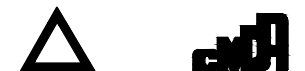
APPROVED

VIDE LETTER NO : Reg.L / 7209 / 2018

DATE : 18 / 08 / 2022

OFFICE COPY

FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO:55, 57/1, 64, 161/2, 161/3, 161/4, 161/5, 161/8, 163/1A, 163/1B, 163/2, 167/1, 167/2, 168 OF ANGADU VILLAGE, SHOLAVARAM 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)