



**AREA STATEMENT**

TOTAL EXTENT	:	34412 SQ.FT.
ROAD AREA	:	6285 SQ.FT.
PLOTTABLE AREA	:	28127 SQ.FT.
SOLD OUT AREA	:	2665 SQ.FT.
UNSOLD AREA	:	25462 SQ.FT.
10% OF THE UN SOLD PLOTS AREA REQUIRED FOR OSR	:	2546 SQ.FT.
OSR PROVIDED	:	2663 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR )	:	22799 SQ.FT.
OSR RESERVED PLOT NO (1)	:	01 Nos.
SOLD PLOTS	:	02 Nos.
UN SOLD PLOTS	:	15 Nos.
TOTAL NO. OF PLOTS	:	18 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 6285 SQFT AND PARK AREA 2663 SQFT GIFTED TO THE COMMISSIONER, KATTANKULATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 382 / 2022 DATED 10.01.2022.

**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 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 be sorted out with respect to the FMB of the site by local body and the applicant.
- 5) The Commissioner, Kattankulathur 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-Mannivakkam Village-I/2021/M/30.03.2021 should be strictly adhered and compliance should be ensured by local body before issue of final approval of regularisation of layout
- 6) The NOC issued by the Tahsildar, Chengalpattu Taluk No.Moo.Mu.1981/2021/A1 dated 18.08.2021 should be strictly adhered and compliance should be ensured by the local body before issue of final approval of the Regularisation of layout.
- 7) 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 : 41**  
**L.O 2017) 2022**  
**APPROVED**  
 VIDE LETTER NO : Reg.L / 15213 / 2017  
 DATE : 16 / 02 / 2022

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



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.245/4B,5 OF MANNIVAKKAM VILLAGE, KATTANKULATHUR 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)