



AREA STATEMENT

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|---------------------------------------|---|---------------|
| TOTAL EXTENT | : | 120019 SQ.FT. |
| ROAD AREA | : | 19935 SQ.FT. |
| PLOTTABLE AREA | : | 100084 SQ.FT. |
| SOLD OUT AREA | : | 47990 SQ.FT. |
| UNSOLD AREA | : | 52094 SQ.FT. |
| 10% OF THE TOTAL AREA | | |
| OF UN SOLD PLOTS REQUIRED FOR OSR | : | 5209 SQ.FT. |
| OSR PROVIDED | : | 5342 SQ.FT. |
| UNSOLD AREA (EXCLUDING 10% OF OSR) | : | 46752 SQ.FT. |
| PLOT NO'S (20 & 25) RESERVD FOR OSR | : | 02 Nos. |
| SOLD PLOTS | : | 14 Nos. |
| UN SOLD PLOTS | : | 17 Nos. |
| TOTAL NO. OF PLOTS | : | 33 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 19935 SQFT AND PARK AREA 5342 SQFT GIFTED TO THE COMMISSIONER, KUNDRATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 164 / 2022 DATED 07.01.2022.

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. 13.10.2017the 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) As per Second Master Plan for Chennai Metropolitan Area the street alignment of Thirumudivakkam - Pallavaram Road is 18.0Mt. The street alignment will be provided by the individual plot owners as per the provision of Second Master Plan.
- 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 bythe 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.
- 6) The Regularisation sought for the unsold plots in the layout in S.No.245 & 246/1 of Thirumudivakkam Village was examined and as on site predominately Commercial Use & Industrial Use (some of the Plots) constructed with industries shed in the layout. However the applicant has applied under the regularisation of unapproved plots and layouts rules - 2017. As per the Rule 8 of G.O.M.S.No.78 H&UD Dept dated 04.05.2017 Regularisation made only for the Residential use.
- 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

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| | LAYOUT BOUNDARY |
| | ROAD |
| | PARK |
| | SOLD OUT PLOTS |
| | UNSOLD PLOTS |

P.P.D (Regularisation NO : 68 / 2022)
L.O (2017)

APPROVED

VIDE LETTER NO : Reg.L / 22904 / 2018
DATE : 17 / 03 / 2022

OFFICE COPY

FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.245 & 246/1 OF THIRUMUDIVAKKAM 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)