

AREA STATEMENT

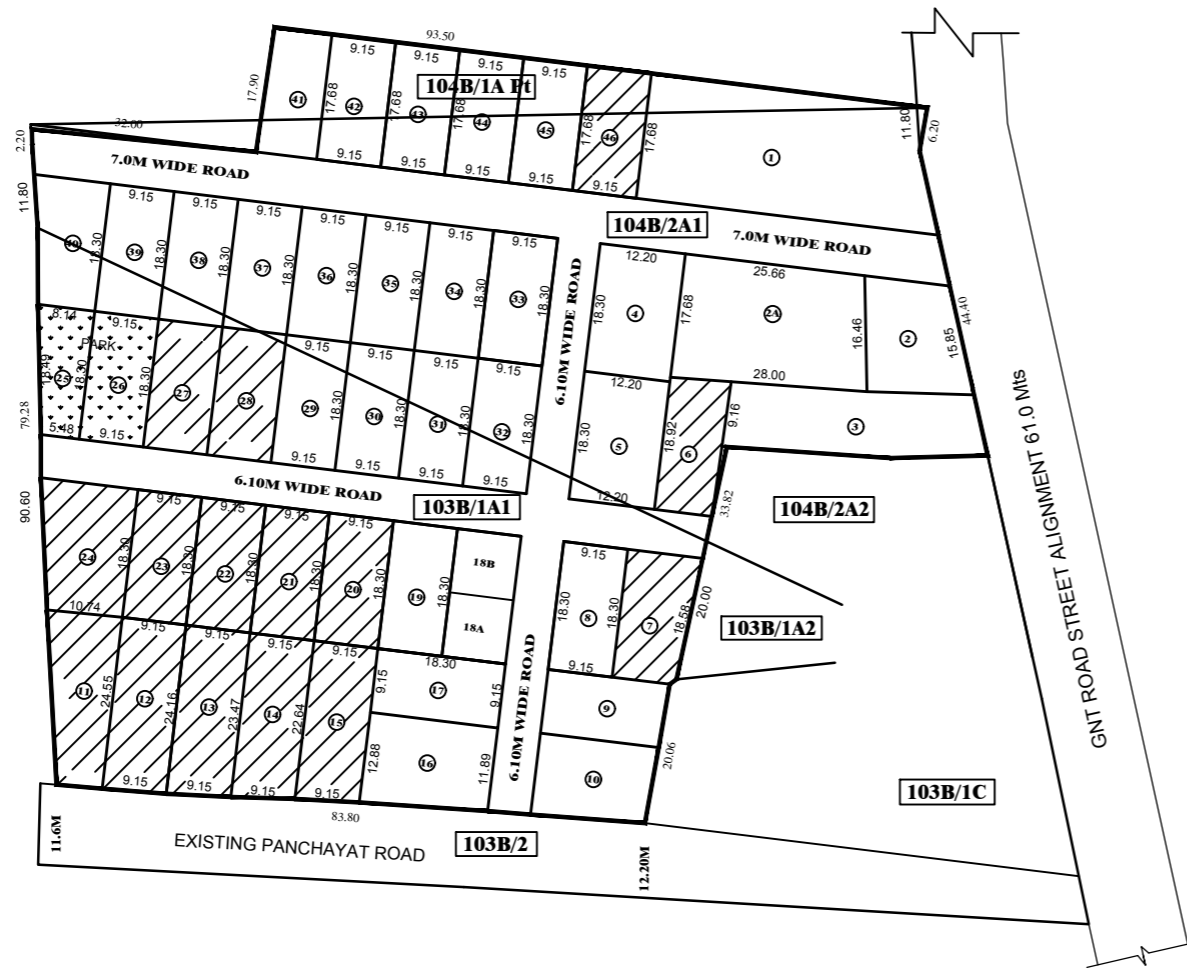
TOTAL EXTENT	:	112820 SQ.FT.
ROAD AREA	:	21081 SQ.FT.
PLOTTABLE AREA	:	91739 SQ.FT.
SOLD OUT AREA	:	62349 SQ.FT.
UNSOLD AREA	:	29390 SQ.FT.
10% OF THE TOTAL AREA OF UN SOLD PLOTS REQUIRED FOR OSR	:	2939 SQ.FT.
OSR PROVIDED	:	3142 SQ.FT.
PLOT NO (25 & 26) RESERVED FOR OSR	:	02 Nos.
SOLD PLOTS	:	31 Nos.
UN SOLD PLOTS	:	15 Nos.
TOTAL NO. OF PLOTS	:	48 Nos.

NOTE:

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER DR 29.
2. ROAD AREA 21081 SQFT AND PARK AREA 3142 SQFT GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 3421 / 2019 DATED 10.04.2019
3. The Commissioner, Sholavaram Panchayat Union Requested to ensure that roads are formed as shown in the plan and compliance of all conditions stipulated by PWD in there Letter No. DB / T5 (3) / F-Inundation-Karanodai/2018/M/04.12.2018 and Letter No. DB / T5 (3) / F - Inundation - Karanodai /2018/M/23.01.2019 shall obtain a letter from PWD conforming the compliance of conditions, before sanctioning and regularisation of the unapproved layout.

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 Order No.15/2018 dated 12.12.2018 the regularisation of Layout Framework Approved.
- 3) Only those unapproved layouts where a part or full number of plots have been sold through a registered sale deed as on 20 th October 2016 shall be Considered for regularization under these rules.
- 4) As per G.O.(Ms).No.172H & UD (UD4 (3) Dept dt. 13.10.2017 OSR charges are exempted for the plots sold on or before 20.10.2016.
- 5) 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.
- 6) As per Second Master Plan for Chennai Metropolitan Area the street alignment of GNT Road is 61.0Ml. Above street alignment will be provided by the individual plot owners under the provision of Second Master Plan.



LEGEND

- LAYOUT BOUNDARY
- ▬ ROAD
- ▨ PARK
- ▩ SOLD OUT PLOTS
- ▧ UNSOLD PLOTS

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO: 103B/1A1 & 104B/1APt,2A1 AT KARANODAI VILLAGE OF 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 : 1" = 66' (ALL MEASUREMENTS ARE IN FEET))

P.P.D (Regularisation L.O 2017) NO : 939 / 2019

APPROVED

VIDE LETTER NO : Reg.L / 4399 / 2018
DATE : 24 / 04 / 2019

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FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

