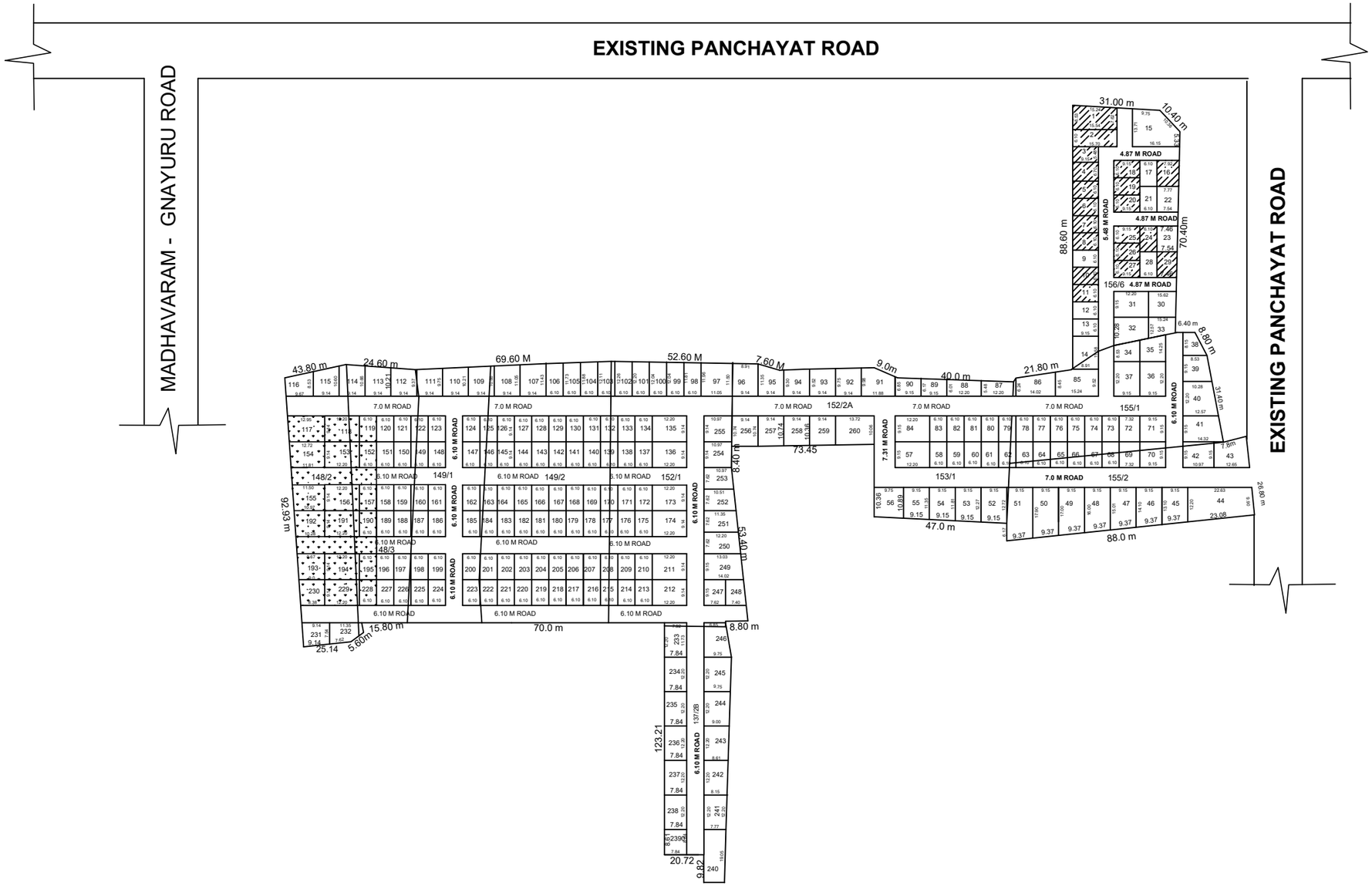

AREA STATEMENT

TOTAL EXTENT(as per document)	:	28692.00 SQ.M.
TOTAL EXTENT LEAST(as per patta)	:	27732.00 SQ.M.
ROAD AREA	:	7815.55 SQ.M.
PLOTTABLE AREA	:	19916.45 SQ.M.
SOLD OUT AREA	:	1201.60 SQ.M.
UNSOLD AREA	:	18714.85 SQ.M.
10% OF THE UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	1871.48 SQ.M..
OSR PROVIDED	:	1950.00 SQ.M.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	16764.85 SQ.M.
RESERVED FOR OSR		
PLOT NO. 117, 118, 119, 152, 153, 154, 155, 156, 157, 190, 191, 192, 193, 194, 195, 228, 229, 230)	:	18 Nos.
SOLD OUT PLOTS	:	19 Nos.
UN SOLD PLOTS	:	223 Nos.
TOTAL NO. OF PLOTS	:	260 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 7815.55 SQ M AND PARK AREA OF 1950.00 SQ M GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 16871/2022, DATED 22.12.2022.

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 connectivty 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 existance, 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) From the Commissioner, Sholavaram Panchayat Union vide Na.Ka.No.3799/2022/A2, dated 02.11.2022 should be strictly adhered and compliance should be ensured by local body before issue of final approval of the Regularisation of the layout.

LEGEND

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

P.P.D L.O (Regularisation 2017 NO : 284/2022

APPROVED

VIDE LETTER NO : Reg.L / 4791/ 2022

DATE : 27/12 / 2022

OFFICE COPY

FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.137/2B, 148/2, 148/3, 149/1, 149/2, 152/1, 152/2A, 153/1, 155/1, 155/2 & 156/6 OF PERUNGAVUR VILLAGE, SHOLAVARAMA 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)