

AREA STATEMENT

TOTAL EXTENT	:	294748.00 SQ.FT.
ROAD AREA	:	85425.00 SQ.FT.
PLOTTABLE AREA	:	209323.00 SQ.FT.
SOLD OUT AREA	:	91248.00 SQ.FT.
UNSOLD AREA	:	118075.00 SQ.FT.
10% OF THE UN SOLD PLOTS	:	118075.00 SQ.FT.
AREA REQUIRED FOR OSR	:	11951.00 SQ.FT.
OSR PROVIDED	:	11951.00 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	106124.00 SQ.FT.
PLOT NO (65 to 75 & 130 to 135) RESERVED FOR OSR	:	18 Nos.
SOLD PLOTS	:	124 Nos.
UN SOLD PLOTS	:	113 Nos.
TOTAL NO. OF PLOTS	:	255 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 85425.00 SQFT AND PARK AREA 11951.00 SQFT GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO.8359/2023 DATED 03.06.2023.

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 NOC issued by the Tahsildar, Ponneri Taluk R.C.No.326/2023/A1 dated 10.03.2023 should be strictly adhered and compliance should be ensured by the local body before issue of final approval of the Regularisation of layout.
- 6) 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.
- 7) Plot Nos. 1 to 42, 57, 103 TO 112 & 191 are not assigned in this layout(Kuzhanthai Easu Nagar Phase-III).

LEGEND

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

P.P.D (Regularisation NO : 83 / L.O 2017) 2023

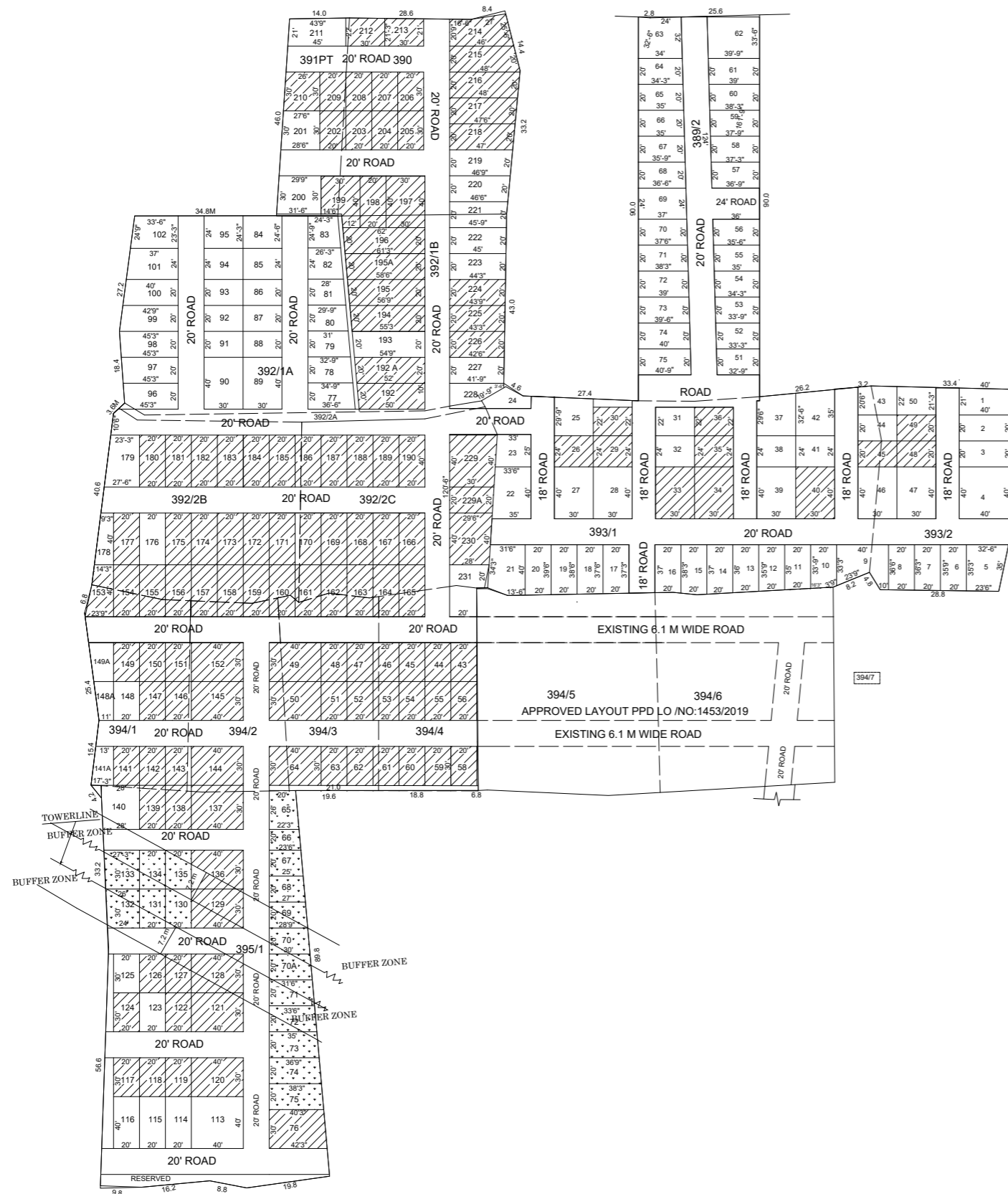
APPROVED

VIDE LETTER NO : Reg.L / 6825 / 2023

DATE : 09/06/2023

OFFICE COPY

FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.389/2, 390, 391(pt), 392/1A, 1B, 2A, 2B, 2C, 393/1, 393/2, 394/1, 2, 3, 4 & 395/1 OF PERUNGAVUR 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)