



**NOTE:**

- 1) A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS AND STREET ALIGNMENTS BE PROVIDED AS PER THE DEVELOPMENT REGULATIONS OF CMA.
- 2) GREATER CHENNAI CORPORATION TO ENSURE THAT ALL THE ROADS ARE VESTED WITH THEM AS PER THE GOVERNMENT ORDERS.

**CONDITIONS:**

- 1) As per G.O.(Ms).No:78 H & UD (UD4 (3) Dept. dt. 04.05.2017 and G.O. (Ms). No. 172 H & UD(UD4 (3) dept. dated. 13.10.2017 the individual plots to be regularized separately after approval of lay out framework subject to adhering the conditions stipulated in the Government Orders & Office Order No.15/2018 dated.12.12.2018.
- 2) Only those unapproved layouts where in a part or full number of plots have been sold through a registered sale deed as on 20th October 2016 shall be Considered for regularization under these rules.
- 3) As per G.O.(Ms).No:172 H & UD (UD4 (3) Dept. dt.13.10.2017 OSR charges are exempted for the plots sold on or before 20.10.2016.
- 4) The Regularisation of layout site was inspected by GCC and forwarded to CMDA with recommendation to accord framework approval. 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. GCC should ensure the old layout sketch has transformed into ground as a layout and its existence before regularising the individual plot.
- 5) Plot or Layout in part or whole, which is located in Public water body like channel / canal etc.,shall not be eligible for regularization.
- 6) GCC shall regularise the individual plot by considering the least extent of ownership documents i.e., patta & sale deed document.
- 7) Plots/Sub-Divisions/Layouts shall be regularized under these rules only for Residential usage. GCC should ensure the same before regularizing the individual plot in the layout framework.
- 8) 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. Further connectivity of layout to the public road and internal road pattern shall be ensured by the local body before issuing final approval by the local body.
- 8) The layout framework is approved based on the recommendation of Greater Chennai Corporation letter no.W.D.C.No.A7/RL/WDCN/2812/2020 dated 18.02.2020, the regularisation of layout exists in two different parcel (discontinues parcel) in S.No.55PT, 59/4,5PT, 90/1 & 91/1,5 of Puthagaram village gaining access through the existing panchayat road. The Revenue Survey Field Number and village are contradict with the old layout sketch and documents furnished. Hence Layout Framework approval is subject to correctness of the revenue records and old layout sketch transformed into ground, the same has to be verified and confirmed by Greater Chennai Corporation before regularising the individual plot.

**LEGEND**

- LAYOUT BOUNDARY
- ROAD
- EXG. ACCESS ROAD

P.P.D (Regularization NO : 115  
L.O 2017) 2020

**APPROVED**

VIDE LETTER NO : Reg.L /2443/ 2020

DATE : /03/ 2020

**OFFICE COPY**

FOR DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:55PT, 59/4,5PT, 90/1 & 91/1,5 OF PUTHAGARAM VILLAGE, GREATER CHENNAI CORPORATION AS PER G.O.(Ms) No:78 H&UD UD4 (3) DEPT. DT:04.05.2017 AND G.O.(Ms) No:172 H&UD UD4 (3) DEPT. DT:13.10.2017 AND OFFICE ORDER NO.15/2018 DT: 12.12.2018.

SCALE : (NOT TO SCALE)

