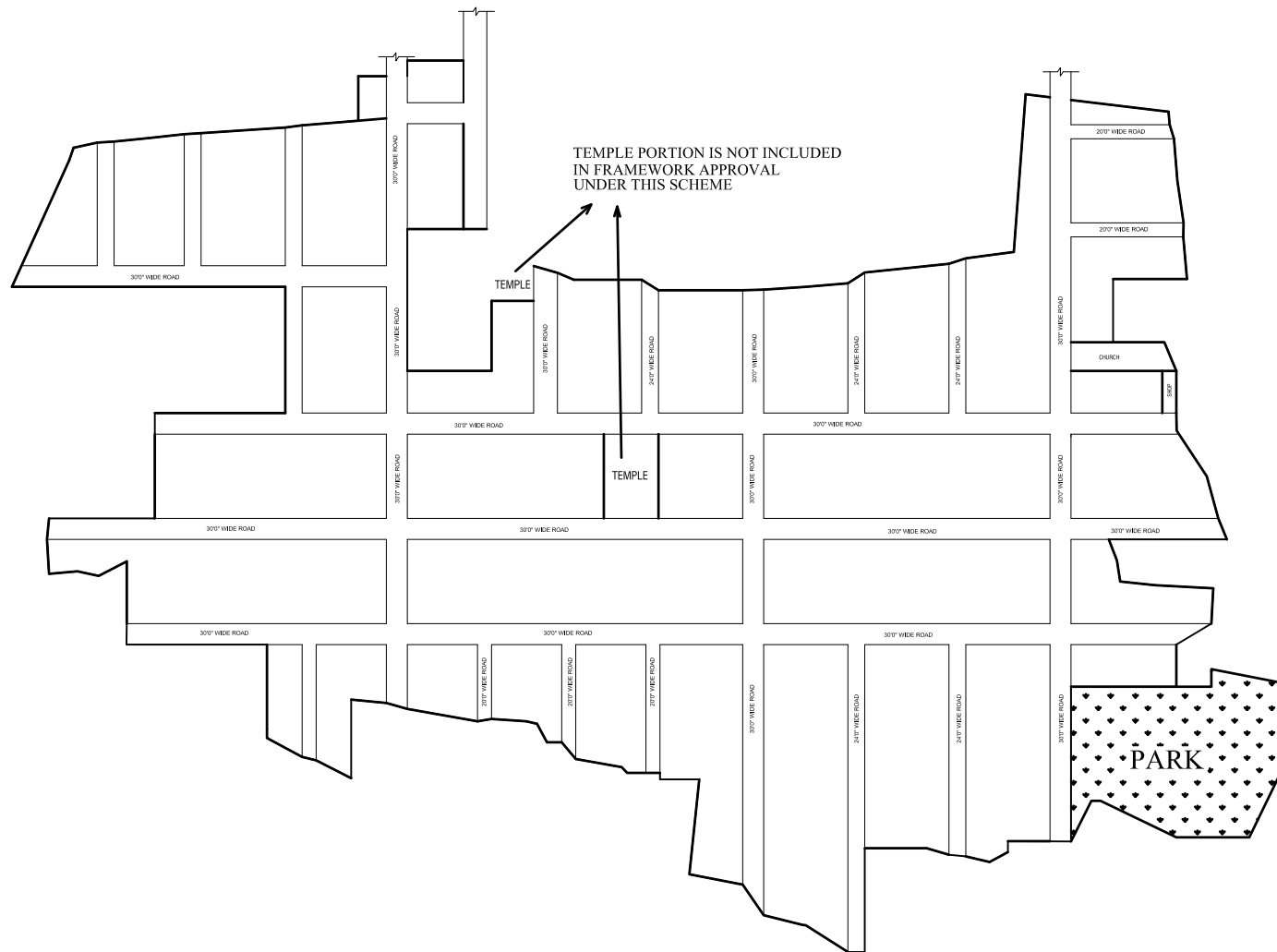


**NOTE:**

- 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) KUNDRATHUR PANCHAYAT UNION 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) department 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 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 Kundrathur Panchayat Union 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. The Local Body 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) The Local Body 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.
- 8) Before Regularization of individual plots in the layout under reference the Local Body has to obtain a certificate / status report from the Tahsildar concerned, the layout is not obstructing the water ways on the common fields irrigation channels on the ground and flood level & inundation status.
- 9) S.No.532 & 540 of Nandambakkam Village is close to water body, Hence The Local Body has to obtain NOC from PWD on inundation point of view and NOC from Tahsildar concerned to be obtained that, the layout is not obstructing the water ways on the common fields irrigation on the ground, before regularization of individual plots in the layout under the reference.
- 10) The Shape and dimension of the layout framework is based on the old layout 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.



**LEGEND**

-  LAYOUT BOUNDARY
-  ROAD
-  EXG. ROAD

P.P.D (Regularization NO : 120  
L.O 2017) 2020

**APPROVED**

VIDE LETTER NO : Reg.L / 13070/2019  
DATE : /03/ 2020

**OFFICE COPY**

FOR SENIOR PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO: 505PT, 506PT, 508PT, 509PT, 510, 511, 512, 513, 514, 515, 516, 517PT, 518, 519PT, 520, 521, 522, 523, 524PT, 525PT, 526PT, 527, 528PT, 529, 530, 532PT, 536PT, 537PT, 538, 540PT & 551 OF NANDAMBAKKAM VILLAGE, KUNDRATHUR PANCHAYAT UNION 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 : 1" = 66' (ALL MEASUREMENTS ARE IN FEET)

