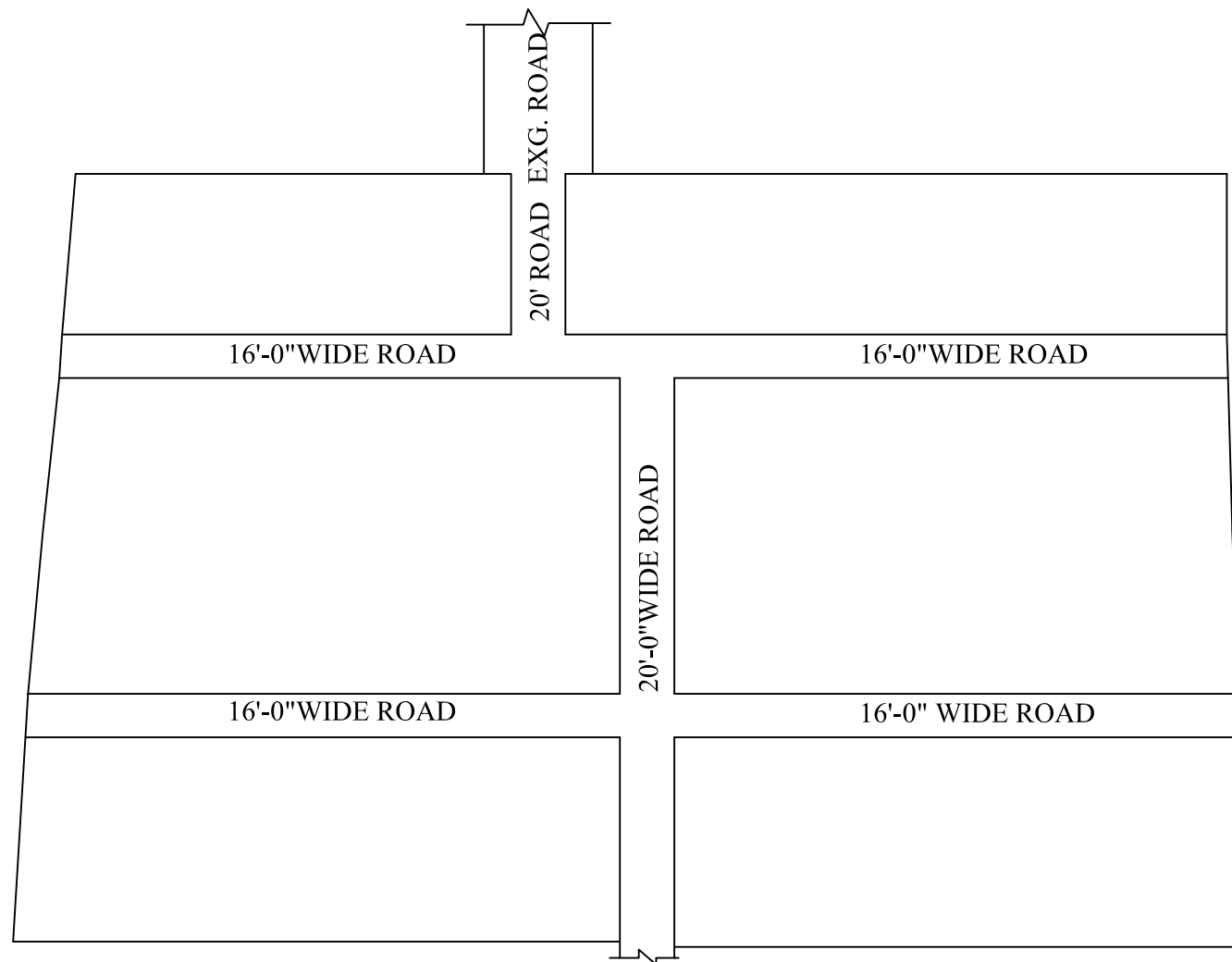


**NOTE:**

- 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:172 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. as part of the layout Devaraj Avenue comprising plot 43 to 64 (23Nos.). Previously the remaining part of layout in-principle framework has been regularised in PPD/L.O.No:1998/2019. 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) The Local Body (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. The GCC should ensure the same before regularizing the individual plot in the layout framework.
- 8) As per FMB furnished verified with the Second Master Plan landuse - 2026 / CRZ map of Okkiyamthoraiykkam village, the layout sought for regularisation is located more than 100.0 metres from B' Canal boundary. Therefore, the site under reference does not attract the CRZ-II. However, GCC may be requested to physically verify the exact distance from the B' Canal through the site inspection and decision may be taken with respect to CRZ-II. If the layout under reference is located more than 100.0 mts from the B' Canal then the framework may be considered for approval (or) If the layout under reference lies within 100.0 mts from the B' Canal, CRZ-II norms would be applicable. The GCC should confirm and take a decision before regularising the individual plot.
- 9) The Shape and dimension of the layout framework is based on the sketch furnished by the applicant which was forwarded by GCC to CMDA. Hence any variation in the dimension and extent has to sorted out with respect to the FMB of the site by GCC and the applicant. Further connectivity of layout to the public road and internal road pattern shall be ensured by GCC before issuing final approval.



ALREADY REGULARISED THIS PORTION OF LAYOUT  
P.P.D/L.O No:-1998/2019

**LEGEND**

-  LAYOUT BOUNDARY
-  ROAD
-  EXG. ACCESS ROAD

P.P.D (Regularization NO : 139  
L.O 2017) 2020

APPROVED

VIDE LETTER NO : Reg.L / 20867/ 2019

DATE : / 03/ 2020

OFFICE COPY

FOR SENIOR PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.No:405PT OF OKKIYAMTHORAIPAKKAM 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

