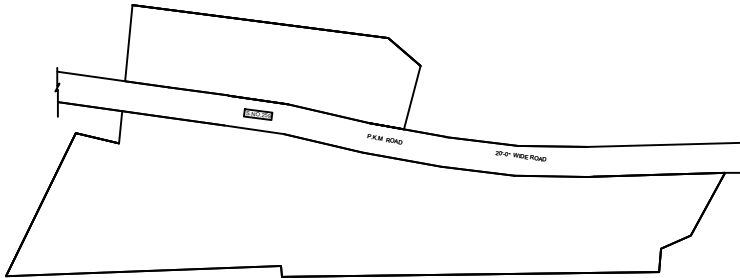


**NOTE:**

- 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) 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 regularizing 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 Regularisation of unapproved layout site was inspected by GCC and the layout consists of developments with few industrial buildings and forwarded with recommendation to accord framework approval in vide letter No.WD.No.171-AND/REG-2075/2021 dated 04.03.2021. As per Rule (8) of G.O.(Ms)No:78 H & UD (UD4 (3) Dept. dt. 04.05.2017, plot regularised under these rules shall be deemed to be regularised for residential usage irrespective of the land use zone in the development plans concerned and as per Rule (20) Regularisation of plot under these rules shall not be deemed to be a regularised of the building constructed in the plot and does not confer any right on the applicant or owner of the plot to obliterate the action taken against such buildings under the section 56 & 57 of TNMCP, Act 1971. The layout framework to regularised subject to conditions stipulated in the Government Orders for Regularisation of Unapproved Layout Rules-2017. GCC should ensure the same before regularising the individual plot in the layout framework.
- 9) As per Second Master Plan CMA 2026 the site under reference(layout)lies in industrial use zone contiguous to the Ambattur industrial estate developed by SIDCO. Hence GCC is requested to ensure that regularization layout framework is not part of SIDCO industrial estate site (since residential activities are not allowed in the Ambattur industrial estate) before regularizing the individual plot.
- 10)The Regularisation of layout site was inspected by GCC and forwarded to CMDA with recommendation to accord framework approval. 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.
- 11)In-principle 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 from the local body (GCC) concerned based on the in-principle layout framework approved by CMDA.



**LEGEND**

- LAYOUT BOUNDARY
- ROAD
- EXG. ACCESS ROAD

**P.P.D** (Regularization NO : 144  
**L.O** 2017 2021

**APPROVED**

VIDE LETTER NO : Reg.L /3610/ 2021

DATE : /04/ 2021

**OFFICE COPY**

FOR DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:255, 259PT & 260 OF ATHIPATTU 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)