



**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 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 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 be 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.
- 9) As per Second Master Plan for Chennai Metropolitan Area the street alignment of Semmencheri - Perumbakkam Road is 18.0Mt. The street alignment will be provided by the individual plot owners as per the provision of Second Master Plan. GCC shall ensure the street alignment has been provided as per the provision of Master Plan before regularizing the individual plot.

**LEGEND**

- LAYOUT BOUNDARY
- ROAD
- EXG. ACCESS ROAD

P.P.D (Regularization NO : 172  
L.O 2017) 2020

**APPROVED**

VIDE LETTER NO : Reg.L /4333 / 2020  
DATE : /05/ 2020

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FOR DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:384/1PT OF SEMMENCHERI 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)

