



**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) SHOLAVARAM PANCHAYAT UNION TO ENSURE THAT ALL THE ROADS ARE VERTED WITH THEM AS PER THE GOVERNMENT ORDERS.

**CONDITIONS:**

- 1) As per G.O.(Ms)No:78 H& UD-UD4 (3) Dept. & 04.05.2017 and G.O. (Ms) No. 172 H & UD-UD4 (3) Dept. dated. 13.10.2017 the individual plan to be registered separately after approval of lay out framework subject to allowing the conditions stipulated in the Government Order & Office Order No.13/2018 Dated 12.12.2018.
- 2) Only those suggested layouts where in a part or full number of plots have been sold through a registered sale deed as on 20th October 2018 shall be Considered for registration under these rules.
- 3) As per G.O.(Ms)No:172 H & UD-UD4 (3) Dept. & 13.10.2017 OMR changes are incorporated in the plan sold as on before 20.10.2018.
- 4) In-principle approval for the layout frame work for registering individual plots may be considered only with reference to connectivity of layout to the public road and internal road system. The Local Body should ensure the old layout sketch has transferred (as per) as a layout and its existence before registering the individual plots.
- 5) Plot or Layout in part or whole, which is located in Public water body like channel / canal or shall not be eligible for registration.
- 6) The Local Body shall register the individual plot by considering the best extent of ownership documents i.e. plots & sale deed documents.
- 7) Plot/lot/Divisions/Layouts shall be registered under these rules only for Residential usage. The Local Body should ensure the same before registering the individual plots in the layout framework.
- 8) As per Second Master Plan for Chennai Metropolitan Area the street alignment of 'Major - DIST Road' is 16.00m. The street alignment will be provided by the individual plot owners as per the provision of Second Master Plan. Local Body shall ensure the street alignment has been provided as per the provision of Master Plan before registering the individual plots.
- 9) The Registration of layout site was inspected by the local body and forwarded to CMIA, with recommendation to proceed framework approval. 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 CMIA. Hence any variation in the dimension and extent has occurred on site with respect to the Fall of the site by local body and the applicant. Further connectivity of layout to the public road and internal road system shall be ensured by the local body before issuing final approval.
- 10) In-principle approval issued by CMIA under the registration of unapproved plots and layout rules, 2017 is not final. The applicant has to obtain final approval from the local body (Sholavaram Panchayate Union) concerned based on the in-principle layout framework approved by CMIA.

**LEGEND**

-  LAYOUT BOUNDARY ROAD
-  EXG. ACCESS ROAD

P.P.D (Registration NO : 181 / 2017)

APPROVED

VERIFICATION NO : (Regd. 14.04.2018)  
DATE : 08.2018

OFFICE COPY  
FOR REGISTER PLANNER  
REGISTRATION & RECORDS  
DEVELOPMENT AUTHORITY



IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO-44PT OF KARANODAI VILLAGE, SHOLAVARAM 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 : (NOT TO SCALE)