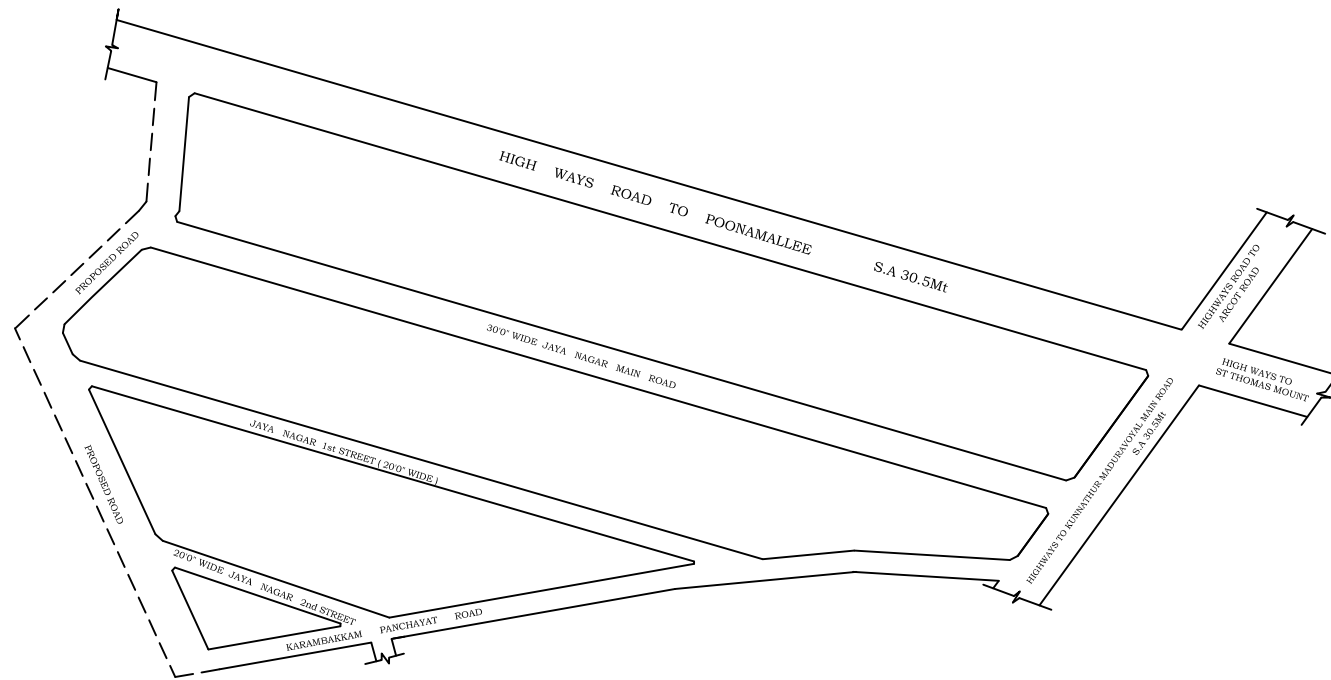


NOTE:

- 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) The Regularisation of layout site was inspected by GCC 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. 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 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.
- 9) As per Second Master Plan for Chennai Metropolitan Area the street alignment of Mount - Poonamallee Road & Kodambakkam - Kundrathur Road is 30.5Mt. The street alignment will be provided by the individual plot owners as per the provision of Second Master Plan. Local Body (GCC) shall ensure the street alignment has been provided as per the provision of Master Plan before regularizing the individual plot.
- 10) S.No.57 of Karambakkam Village is close to water body (Porur Lake), Hence GCC 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.
- 11) The Regularisation of layout site was inspected by GCC and forwarded to CMDA with recommendation to accord framework approval. As per the master plan the site under lies contiguous to water body (Porur Lake) as a commercial landuse. Hence GCC should ensure the layout is not part of water body before regularising the individual plot in layout.
- 12) The Regularisation of layout site was inspected by GCC and forwarded to CMDA with recommendation to accord framework approval. However the inspection report of GCC is not clear, the existing layout is meant for residential use. Hence GCC has to inspect the existing layout and confirm whether the existing layout is satisfies the conditions of Government Order for the regularisation of unapproved plots and layout rules-2017. If the existing layout is satisfies the Government Order then in-principle layout framework may be considered, Since 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.



LEGEND

- LAYOUT BOUNDARY
- ROAD
- EXG. ACCESS ROAD

P.P.D (Regularization NO : 196
L.O 2017) 2020

APPROVED

VIDE LETTER NO : Reg.L /3465/ 2020

DATE : /06/ 2020

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FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:54PT, 55, 56, 57 & 58 OF KARAMBAKKAM 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)

