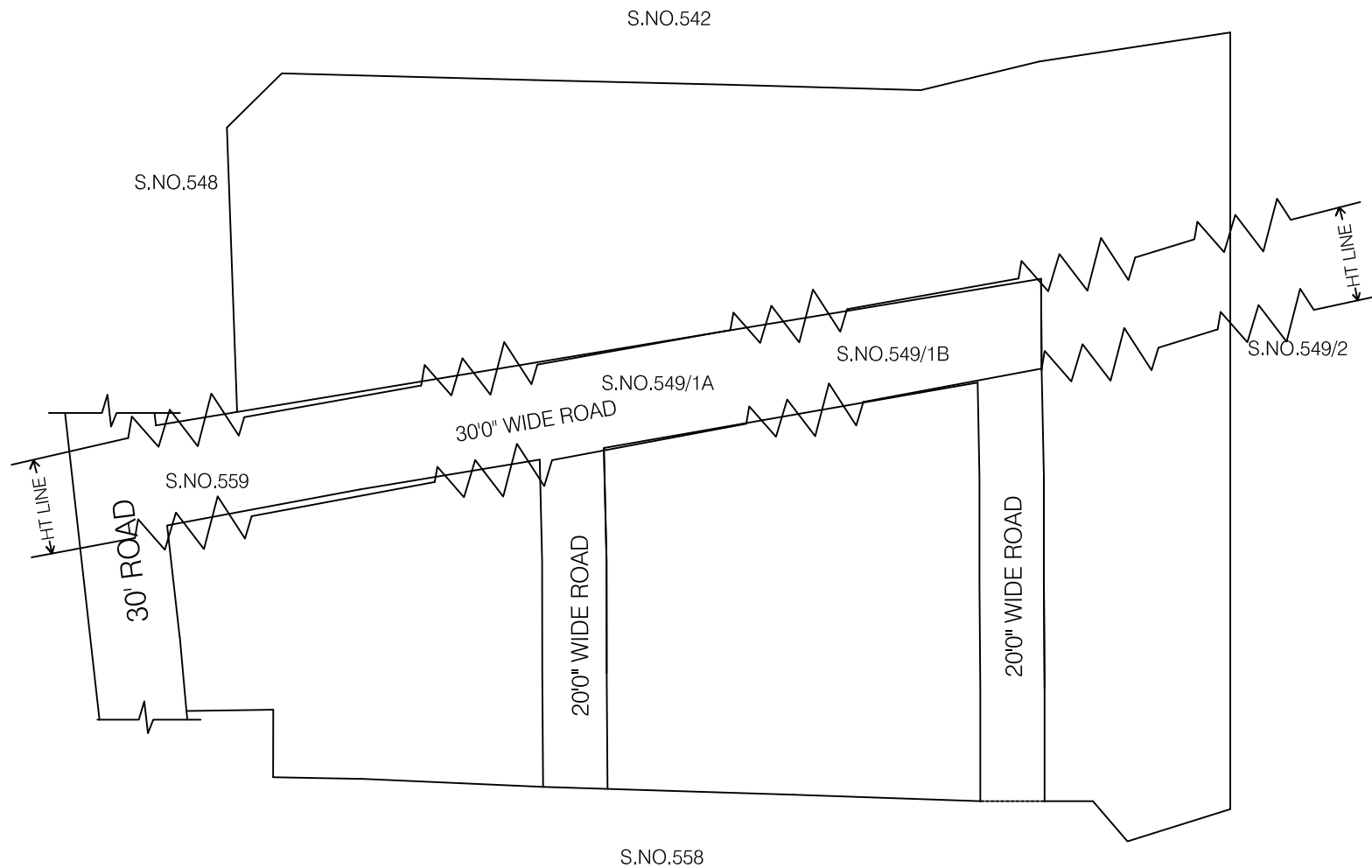


NOTE:

- 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) KUNDRATHUR PANCHAYAT UNION 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) department 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. The Local Body 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 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 Local Body should ensure the same before regularizing the individual plot in the layout framework.
- 8) 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, Rule 4 (7) the lands below the alignment of height tension and extra high voltage electric line including tower line are not to be Regularized, hence required buffer zone has to be provided before Regularization of individual plots in the layout under reference.
- 9) The Regularisation of layout site was inspected by Kundrathur Panchayat Union 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 the local body to CMDA. Hence any variation in the dimension and extent has to sorted out with respect to the FMB of the site by local body and the applicant. Further connectivity of layout to the public road and internal road pattern shall be ensured by the local body before issuing final approval by the local body.
- 10) The Regularisation layout in S.No.549Pt & 559Pt of Thirumudivakkam Village was examined by local body and as on site predominately Industrial Use (more than 75% of Plots) constructed with industries shed in the layout. However the applicant has applied under the regularisation of unapproved plots and layouts rules - 2017. As per the Rule 8 of G.O.M.S.No.78 H&UD Dept dated 04.05.2017 Regularisation made only for the Residential use.



LEGEND

- ▭ LAYOUT BOUNDARY
- ▭ ROAD
- ▭ EXG. ACCESS ROAD

P.P.D (Regularization NO : 203
L.O 2017) 2020

APPROVED

VIDE LETTER NO : Reg.L / 5429 / 2020

DATE : /06/ 2020

OFFICE COPY

FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:549Pt & 559Pt OF THIRUMUDIVAKKAM VILLAGE, KUNDRATHUR 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

