



**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) 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 subject to adhering the conditions stipulated in the Government Orders.
- 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) As per this Office No.15/2018 dt.12.12.2018 the In-Principle Layout Framework approved. 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 (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 Local Body (GCC) shall regularize the individual plot in conformity with Rule19, Annexure-XVII [11] & [4] and Appendix-A of TNCD&BR-2019 and G.O.Ms.No.144 H&UD Dept. Dated 24.10.2018 in respect to Aquifer Recharge Area & CRZ Rules.
- 9) As per Second Master Plan for Chennai Metropolitan Area the street alignment of ECR 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) G.C.C in its letter No.W.D.C.No.A7/LAND/Reg/FW/2820/2020 dated 13.08.2020 stated that a cross road namely "L.J Avenue Road" is existence between Bay of Bengal and proposed regularisation of layout site with length of 395.00m and 9.00m (Average) width , which is existence prior to 19.02.1991 and is being maintained by GCC. Hence Greater Chennai Corporation is requested to strictly adhere CRZ Rules.
- 11) 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.

**LEGEND**

- LAYOUT BOUNDARY
- ROAD
- EXG. ACCESS ROAD
- The portion lies on the seaward side of L'Jey Avenue Road not included in framework approval in this scheme

P.P.D (Regularization NO : 263  
L.O 2017) 2020

**APPROVED**

VIDE LETTER NO : Reg.L /3464/ 2020

DATE : /10/ 2020

**OFFICE COPY**

FOR SENIOR PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:1PT OF SHOLINGANALLUR 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

