

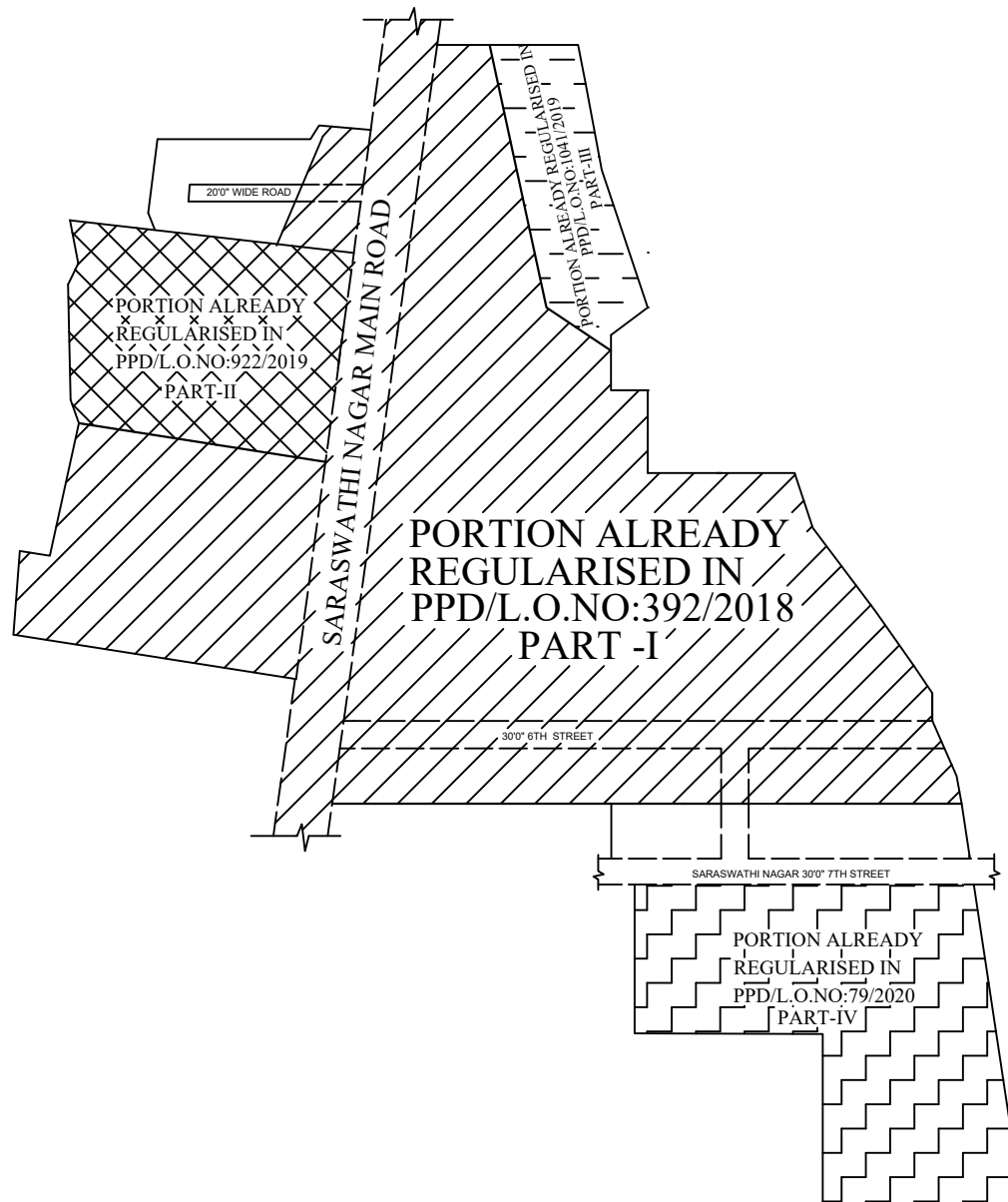
NOTE:

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) As per Second Master Plan for Chennai Metropolitan Area the IRR & ICC composit corridor 61.0m wide passes through the S.No.21 of Madipakkam village. The road alignment will be provided by the individual plot owners as per the provision of Second Master Plan. GCC shall ensure the road alignment has been provided as per the provision of Master Plan before regularizing the individual plot.
- 9) The site under reference was inspected by GCC and forwarded to CMDA with recommendation to accord framework approval for the left out portion in the combined layout plan and it was certified (in the copy of the layout plan) that "the layout has been inspected and the layout framework has been prepared as per this layout". Earlier GCC has forwarded Part-I, Part-II, Part-III & Part-IV of the layout with different period of time and obtained in-principle layout framework in vide PPD/L.O.No:392/2018, PPD/L.O.No:922/2019, PPD/L.O.No:1041/2019 & PPD/L.O.No:79/2020 respectively. The part layouts are overlaps each other in some portion which was already approved in Part-I, Part-II & Part-III. The Plot numbers (notation) are not in continuous order and also shape and size of layout is differ with respect to combined layout plan. The present layout sought for in-principle layout framework for the left out portion in the combined layout at North western portion (comprised Plot No.6,6A,7 to 11) and between Part-I & Part-IV of layout plots abutting 7th cross street (Plot No.81 to 89). Accordingly in-principle layout framework is considered subject to the condition that number of plots, shape, size and dimension of the layout framework is based on the sketch forwarded by the GCC 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 existence of the layout and connectivity of layout to the public road, internal road pattern shall be ensured by the local body (GCC) before issuing final approval.
- 10) In-principle layout approval issued by CMDA under the regularisation of unapproved plots and layouts rules-2017 is not final. The applicant has to obtain final approval from the local body (GCC) concerned based on the in-principle layout framework approved by CMDA.



LEGEND

- LAYOUT BOUNDARY
 - ROAD
 - EXG. ACCESS ROAD
 - PART-I
 - PART-II
 - PART-III
 - PART-IV
 - LEFT OUT PORTION IN THE COMBINED LAYOUT PLAN (SOUGHT FOR IN-PRINCIPLE LAYOUT FRAMEWORK)
- } PORTION ALREADY REGULARISED

P.P.D (Regularization NO : 320
L.O 2017) 2020

APPROVED

VIDE LETTER NO : Reg.L /6562/ 2020
DATE : /11/ 2020

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FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN OLD S.NO:270PT, T.S.NO:245/9PT, BLOCK-18, ALANDUR WARD-F OF ADAMBAKKAM VILLAGE & S.NO.21PT OF MADIPAKKAM 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)