



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.
- 9) 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.
- 10) The site under reference was inspected by GCC officials and forwarded to CMDA along with the recommendation to accord in-principle layout framework stating that the site comprised 131 number of plots namely MGR Nagar (5th Main Road) in T.S.No.142, Block No.153 of Velachery village, consists of Plot No.1 to 131 numbers of unapproved plots. The unapproved layout gain access through the existing public road maintained by the GCC found eligible for regularisation under the regularisation of unapproved layouts and plots rules - 2017. It was certified that the unapproved layout plan copy is not available in GCC / any of the land owners in this layout. The boundary of the layout plan was confirmed and certified by GCC official and noted in the layout plan furnished. As per the layout plan furnished by the GCC, it replicated the revenue block map of 153 Velachery village. However the passage road portion shown in the block map has been converted into plot in the layout plan. Further the continuous plot numbers 16 to 41, 45, 46 and 118 to 128 are not assigned in the layout plan furnished. Hence GCC should ensure the shape, size, number of plots consists in the layout and its existence prior to 26.10.2016 and also confirm the passage/road portion as shown in the block map has not been converted into plots before issuing the final approval.
- 11) 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

P.P.D (Regularization NO : 337
L.O 2017) 2020

APPROVED

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FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:509PT, 625PT, 626 & 627, BLOCK NO.153 OF VELACHERY 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)

