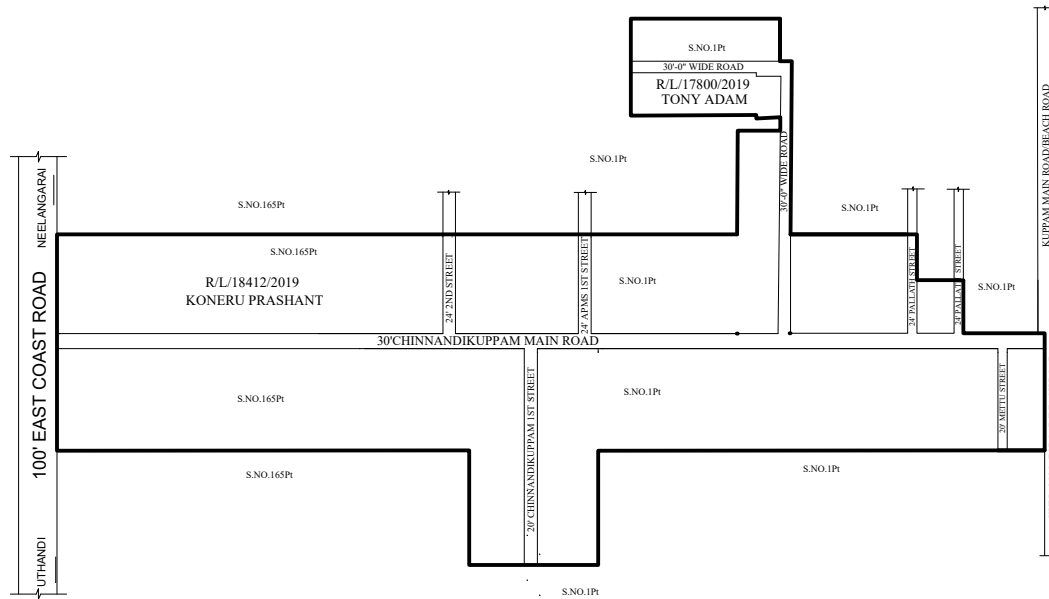


NOTE:

- 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. 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. The Local Body should ensure the same before regularizing the individual plot in the layout framework.
- 8) As per Second Master Plan for Chennai Metropolitan Area the street alignment of ECR Road is 30.5Mt. Above street alignment will be provided by the individual plot owners under 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.
- 9) The Local Body (GCC) shall regularize the individual plot in conformity with Rule19, Annexure-XVII [11] and [4] & Appendix-A of TNCD & BR-2019 and G.O.Ms.No.144 H&UD Dept. Dated 24.10.2018.
- 10) The Regularisation of layout site was inspected by GCC and forwarded to CMDA with recommendation to accord framework in G.C.C in its letter No.W.D.C.No.A7/LAND/Reg/FW/2648/2017 dated 07.12.2019 stated that a cross road namely " Chinnandikuppam Pallath Street" is in existence between Bay of Bengal and is in existence prior to 19.02.1991 and in letter No.W.D.C.No.A7/LAND/Reg/FW/2657/2017 dated 31.12.2019 stated that a cross road namely " Kuppam Main Road" is in existence between Bay of Bengal is in existence prior to 19.02.1991 and is being maintained by GCC. Hence GCC is requested to strictly adhere CRZ Rules and regularisations before regularising the individual plots.
- 11) In-principle layout frame work (shape and dimension) is considered based on the sketch and inspection report forwarded by the GCC. Hence, any variation in the dimension, extent, number of plots in the layout has to be sorted out with respect to FMB of the site by GCC and applicant. Further connectivity of the layout to the public road, internal road pattern in the layout and existence of the public road prior to 19.2.1991 satisfying the CRZ-II rules shall be ensured by the GCC before issuing final approval by the local body (GCC).



BAY OF BENGAL

LEGEND

- LAYOUT BOUNDARY
- ROAD
- EXG. ACCESS ROAD

P.P.D (Regularization NO : 64
L.O 2017) 2020

APPROVED

VIDE LETTER NO : Reg.L /17800 / 2019
VIDE LETTER NO : Reg.L /18412 / 2019
DATE : / 02/ 2020

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FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:1PT & 165PT OF INJAMBAKKAM 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.

NOT TO SCALE

