



NOTE:

- 1) A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS AND STREET ALIGNMENTS BE PROVIDED AS PER THE TAMIL NADU COMBINED DEVELOPMENT AND BUILDING RULES, 2019.
- 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 layout 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. Local Body should ensure the same before regularizing the individual plot in the layout framework.
- 8) *The Local Body shall regularize the individual plot in conformity with Rule19, Annexure-XVII [II] & (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 & C.R.Z.Rules.*
- 9) *G.C.C in its letter No.TP.D.C.No.A7/LAND/Reg/FW/3425/2023 dated 25.11.2024 stated that the proposed site, is located above 500 m form the Bay of Bengal (High Tide Line) and also the Road namely Water Land Main Road with Length of 840 m and (Average) width of 11.30 m is existence between Bay of Bengal and the proposed Regularization site. The Road is in existence prior to 19.02.1991 and is being maintained by GCC. Hence Greater Chennai Corporation is requested to strictly adhere CRZ Rules*
- 10) *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.*
- 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.*

P.P.D (Regularization NO : 02
L.O 2017) 2025
APPROVED
VIDE LETTER NO : Reg.L / 8066 / 2023
DATE : 06 / 01 / 2025

OFFICE COPY
FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.No.232/1A & 1D OF KOTTIVAKKAM VILLAGE OF 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)

