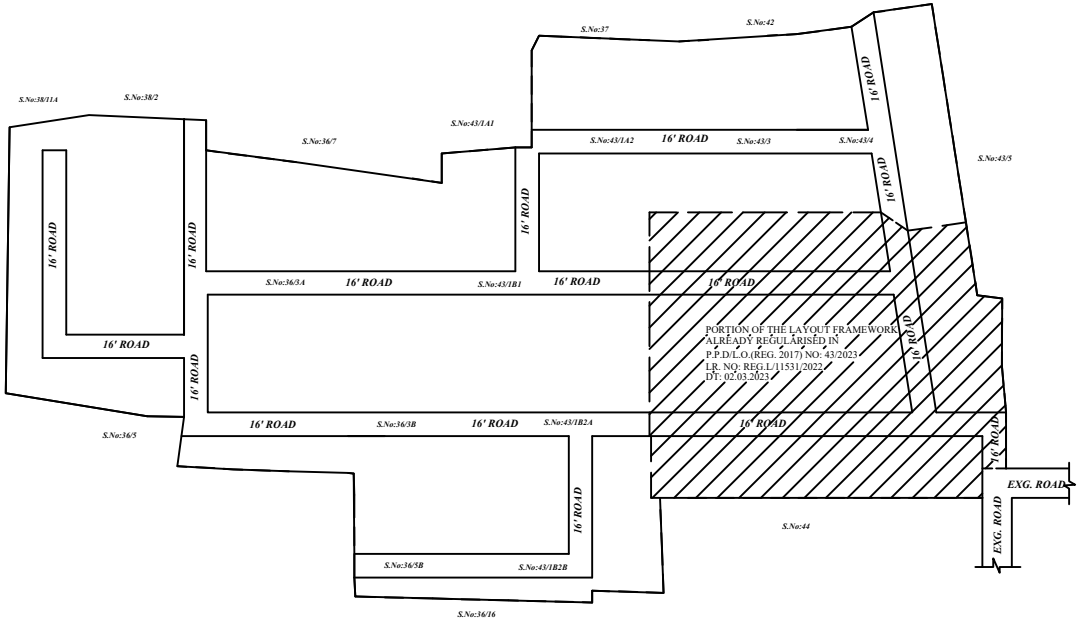

NOTE:

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) ST. THOMAS MOUNT PANCHAYAT UNION 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. 13.10.2017the 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 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) The Regularisation of layout site was inspected by local body and forwarded to CMDA with recommendation to accord framework approval. Previously the portion of a layout consists of Plot No.52 to 56, 69 to 81 & 106 to 120 has been accorded in-principle layout framework in PPD/L.O.No:43/2023. Accordingly, as per this Office No.15/2018 dt.12.12.2018 the In-Principle Layout Framework approved. The Shape and dimension of the layout framework is based on the sketch furnished by the applicant which was forwarded by local body 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 connectivity of layout to the public road and internal road pattern shall be ensured by local body before issuing final approval.

9) 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 (St. Thomas Mount Panchayat Union) concerned based on the in-principle layout framework approved by CMDA.

LEGEND

- LAYOUT BOUNDARY
- ROAD
- EXG. ACCESS ROAD
- PORTION OF THE LAYOUT FRAMEWORK ALREADY REGULARISED IN P.P.D/L.O.(REG. 2017) NO: 43/2023

P.P.D / L.O (Regularization 2017) NO : 119 / 2023

APPROVED

VIDE LETTER NO : Reg.L /7247/ 2023

DATE : 01/12/ 2023

OFFICE COPY

FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NOS :36/3A,3B,4,5B & 43/1A2,1B1,1B2A,1B2B,2PT,3,4 OF THIRUVANCHERY VILLAGE, ST. THOMAS MOUNT PANCHAYAT UNION 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)