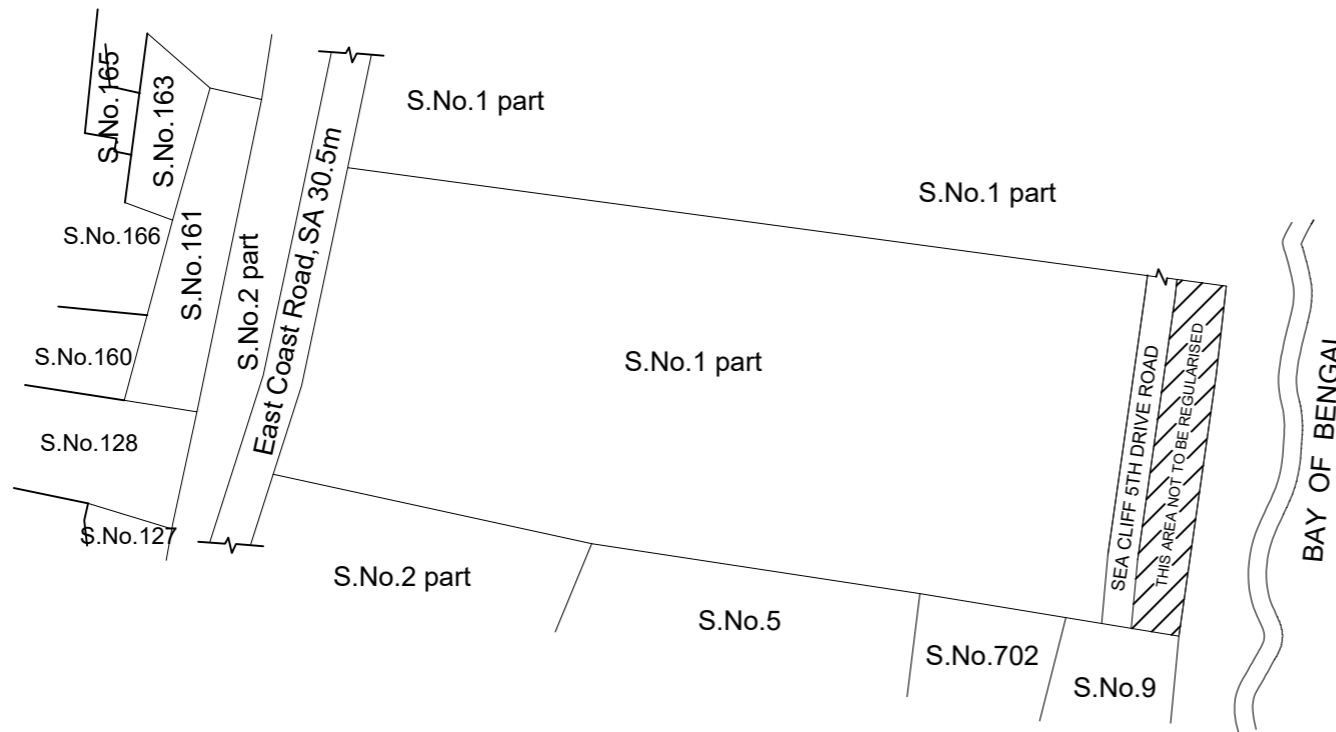


NOTE:

- 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 & ud4 (3) department 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 subject to adhering the conditions stipulated in the Government Orders.
- 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) As per this Office No.15/2018 dt.12.12.2018 the In-Principle Layout Framework approved. 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.
- 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.
- 8) The Local Body shall regularize the individual plot in conformity with Rule19, Annexure-XVII [II] & 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.
- 9) As per Second Master Plan for Chennai Metropolitan Area the Street alignment of East Coast Road is 30.5Mt. Above street alignment will be provided by the individual plot owners under the provision of Second Master Plan.
- 10) *The G.C.C in its letter No.W.D.C.No.A7/LAND/Reg/FW/2338/2019 dated 16.05.2019 not certified about the road status certificate, the said road is existence prior to 1996 and maintained by Greater Chennai Corporation (GCC). Accordingly in-principle layout framework was approved subject to the conditions stipulated in the letter No: Reg Layout/7139/2019 dated 30.05.2019.*
- 11) *As per the new road status certificate furnished by the commissioner GCC in its letter No.W.D.C.No.A7/LAND/Reg/FW/2338/2019 dated 05.09.2019 stated that the Sea Cliff 5th drive road is exist prior to 19.02.1991. Accordingly revised in-principle layout framework is prepared subject to the condition that GCC should ensure the CRZ rule before regularising the individual plot in the layout framework.*



LEGEND

- LAYOUT BOUNDARY
- ROAD
- EXG. ROAD
- NOT REGULARISABLE

P.P.D (Regularization) NO : 1399
L.O 2017) 2019

APPROVED

VIDE LETTER NO : Reg.L /7139 / 2019
DATE : /09/ 2019

OFFICE COPY

SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

REVISED IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:1PT AT SHOLINGANALLUR
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 : 1" = 66' (ALL MEASUREMENTS ARE IN FEET)

