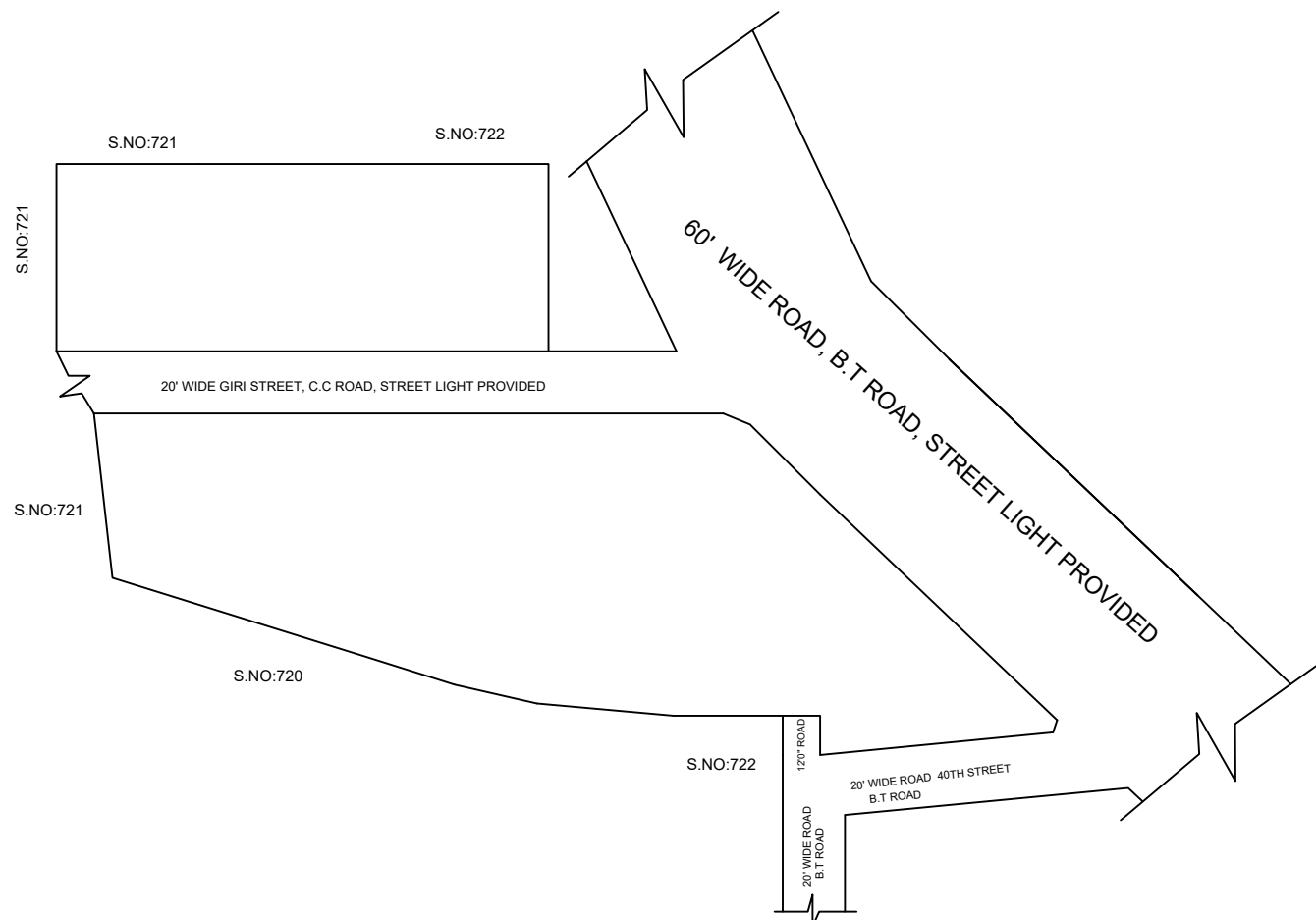


NOTE:

- 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) AVADI MUNICIPALITY 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) 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 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. 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.
- 8) The Regularisation layout site was inspected by Avadi Municipality and forwarded to CMDA with recommendation to accord framework approval for the Sivasakthi Nagar in S.No.722/3, 726 & 728 of Thirumullaivoyal Village. As per the revenue records furnished by the applicant and forwarded by the Avadi Municipality the unauthorised layout lies in S.No.722/3 of Thirumullaivoyal Village. The individual plot no.1&3A documents and sale deed were executed in the year 2014 in DOC No.6594/2014, which is eligible under the regularisation of plot / layout scheme 2017. Hence Commissioner Avadi Municipality shall ensure the layout and survey field numbers from the revenue authority before regularising the individual plot in the layout. If any variation has to be sorted out with respect to FMB of the site by local body and applicant.



LEGEND

- LAYOUT BOUNDARY
- ROAD
- EXG. ACCESS ROAD

P.P.D (Regularization NO : 1763
L.O 2017) 2019

APPROVED

VIDE LETTER NO : Reg.L /11308/ 2019

DATE : /09/ 2019

OFFICE COPY

FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:722PT OF THIRUMULLAIVOYAL VILLAGE, AVADI MUNICIPALITY 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)

