

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) PERUNGALATHUR TOWN PANCHAYAT TO ENSURE THAT ALL THE ROADS ARE VESTED WITH THEM AS PER THE GOVERNMENT ORDERS. CONDITIONS:

- 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
- 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
- 6) The Local Body shall regularise the individual plot by considering the least extent of ownership documents i.e.,
- 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 Deputy Superintending Archaeological Chemist, Chennai Circle (DSAC) in letter No.33/SUB/2018/3848 dated 15.10.2018 informed that Regularization of unapproved plots in layout does not come under the purview of AMASR Act, 2010. However, NOC should be obtained from the Competent Authority for Tamil Nadu, Chennai for any construction / repair & renovation in the regulated area / prohibited area respectively. The layout framework is approved subject to the conditions of DSAC Chennai should be strictly adhered.
- 9) The Regularisation of layout site was inspected by the local body and forwarded to CMDA with recommendation to accord framework approval. However the impection report of the local body is not clear, the existing layout is meant for residential use. Hence the local body has to impect the existing layout and confirm whether the existing layout is satisfies the conditions of Government Order for the regularisation of unapproved plots and layout reles-2017. If satisfies the Government Order, then in-principle layout framework may be considered, Since 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.
- 10) The Regularisation of unapproved layout site was inspected by the local body and forwarded with rec to accord framework approval in vide letter No.351/2021 dated 19.04.2021. As per Rule (8) of G.O.(Ms).No.78 H & UD (UD4 (3) Dept. dt. 04.05.2017, plot regularised under these rules shall be deemed to be regularised for residential usage irrespective of the land use zone in the development plans concerned and as per Rule (20) Regularisation of plot under these rules shall not be deemed to be a regularised of the building constructed in the Keguarrasion or por under tiese ruises snail note os deemes to se a reguarrase or in the outaing construction in the plot and does not confer any right on the applicant or owner of the plot to oblirate the action taken against such buildings under the section 56 & 57 of TN&CP, Act 1971. The layout framework is regularised subject to conditions significant in the Government Orders for Regularisation of Unapproved Layout Rules-2017. The Local Body should ensure the same before regularising the individual plot in the layout framework.
- 11) The Regularisation of layout site was inspected by the local body 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 the 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 the local body before issuing final approval.

12) 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 (Perungalathur Town Panchayat) concerned based on the in-principle layout framework approved by CMDA.

| | LEGEND LAYOUT BOUNDARY ROAD EXG. ACCESS ROAD FORTION NOT INCLUDED IN THIS FRAMEWORK APPROVAL UNDER THIS SCHEME | P.P.D (Regularization NO: 183 2021 L.O 2017 APPROVED VIDE LETTER NO: Reg.L/5325/2021 DATE: /05/2021 OFFICE COPY FRO DEVLY FLANMER CHANNER CHANNER DEVELOPMENT AUTHORITY |
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| IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:144PT OF PERUNGALATHUR VILLAGE, PERUNGALATHUR TOWN PANCHAYAT 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. | | |

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 su adhering the conditions stipulated in the Government Orders & Office Order No.15/2018 dated.12.12.2018.