



**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 & 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) The Regularisation of layout site was inspected by Avadi Municipality and forwarded to CMDA with recommendation to accord framework approval. Further Commissioner Avadi Municipality have forwarded a letter No: RC.No.1513/2019/F1 dt:10.06.2019 received by this office 30.09.2019 along with NOC issued by CVRDE letter No. CV/Works/080/3, Government of India, Ministry of Defence, Research & Development Organisation, CVRDE, Avadi, Chennai-54, dt:17.05.2019. Wherein stated that "NOC as such is not deemed necessary from CVRDE since this ibid plot is 95meter from the boundary. Any activity on this plot S.No.200/1A1 will not have any bearing on this CVRDE / Defence land and not a concern / objection". According to the conditions of CVRDE and Second Master Plan for CMA 2026, the commissioner Avadi Municipality is requested to strictly adhere the rules and regulations and ensure that no part of the layout is lies in land zoned for area within 90mts from the CVRDE boundary prohibited for developments.
- 6) Plot or Layout in part or whole, which is located in Public water body like channel / canal etc.,shall not be eligible for regularization.
- 7) The Local Body shall regularise the individual plot by considering the least extent of ownership documents i.e., patta & sale deed document.
- 8) 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.

**LEGEND**

- LAYOUT BOUNDARY
- ROAD
- EXG. ACCESS ROAD

**P.P.D** (Regularization NO : 1915  
**L.O** 2017) 2019

**APPROVED**

VIDE LETTER NO : Reg.L /20533/ 2018  
DATE : /10/ 2019

**OFFICE COPY**

FOR SENIOR PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



**IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:200/1A1A1 OF VILINJIAMBAKKAM 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)