




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) VILLIVAKKAM 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 & 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. The Local Body should ensure the same before regularizing the individual plot in the layout framework.
- 8) As per Second Master Plan for Chennai Metropolitan Area the street alignment of Kovilpadagai - Pammadukulam Road is 18.0Mt. The street alignment will be provided by the individual plot owners as per the provision of Second Master Plan. Local Body (Villivakkam Panchayat Union) shall ensure the street alignment has been provided as per the provision of Master Plan before regularizing the individual plot.
- 9) As per the Second Master Plan of CMA 2026, the entire Vellanur village falls under Redhills Catchment Area Restricted for development as per the TNCD & BR Rule-2019, section 19 Annexure XVII (12) Appendix B. Accordingly the Regularisation of part of layout lies in S.No.447/1A,5E of Vellanur village is considered subject to compliance of these rules. The S.No.444Pt is not be considered for Regularisation of layout framework and excluded from the Regularisation of layout framework approval. Since it lies in agricultural use zone and restricted for developments as per the SMP for CMA-2026.
- 10)The Regularisation of layout site was inspected by Villivakkam Panchayat Union and forwarded to CMDA with recommendation to accord framework approval. As per the master plan the layout lies contiguous to Water Body (Krishna Water Canal). Hence Villivakkam Panchayat Union should ensure the layout is not part of Water body before regularising the individual plot in layout.

LEGEND

-  LAYOUT BOUNDARY
-  ROAD
-  EXG. ACCESS ROAD

P.P.D (Regularization NO : 1916
L.O 2017) 2019

APPROVED

VIDE LETTER NO : Reg.L /15714/ 2019

DATE : /10/ 2019

OFFICE COPY

FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



KRISHNA WATER CANAL

S.NO:444/2

KRISHNA WATER CANAL

EXISTING ROAD
S.A 18Mt

EXISTING ROAD S.A 18Mt

447/1B

447/1D

24'0" EXG ROAD 447/1A

24'0" EXG ROAD 447/5E

EXISTING ROAD

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:447/1A,5E OF VELLANUR VILLAGE, VILLIVAKKAM 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 : 1" = 66' (ALL MEASUREMENTS ARE IN FEET)