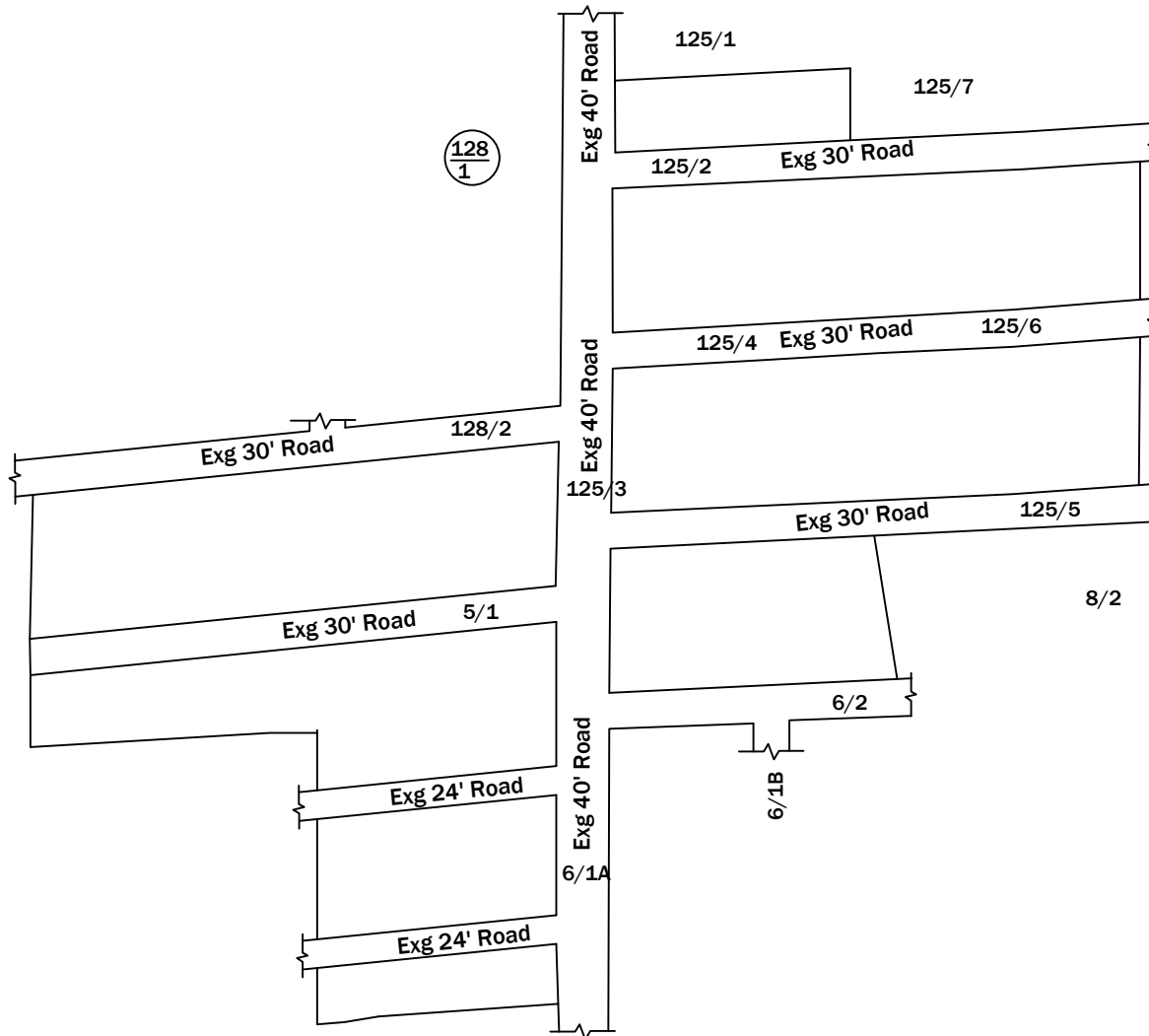


**NOTE:**


- 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) TAMBARAM MUNICIPAL 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 & UD (UD4 (3) Dept. 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 & Office Order No.15/2018 dated.12.12.2018.
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. 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. The Commissioner, Pallavaram Municipality in letter No.Na.Ka.No.4157/2021/F1 dated 07.09.2021 has requested to delete proposed roads and parcel of land shown in the layout approved in P.P.D/L.O:193/ 2019 dated 29.01.2019 based on the remarks of special Tahsildar and stating that the land under reference was amalgamated into single plot and there are no roads & plots formed in the above said site under reference.
9. 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 Tambaram Municipal Corporation (erstwhile Pallavaram Municipality) concerned based on the in-principle layout framework approved by CMDA.
10. The revised in-principle layout approval revises PPD/L.O(Regularisation 2017) No. 193/ 2019 vide letter no.Reg.L/17475/2018



**LEGEND**

-  LAYOUT BOUNDARY
-  ROAD
-  EXG. ACCESS ROAD

P.P.D (Regularization 2017) L.O NO : 193 / 2019

**APPROVED**

VIDE LETTER NO : Reg.L / 17475 2018

DATE : 05 /05/ 2022

**OFFICE COPY**

FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

REVISED IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO: 125(pt) & 128(pt) OF ZAMIN PALLAVARAM VILLAGE AND S.NO. 5(pt) & 6(pt) OF NEMILICHERY VILLAGE, TAMBARAM MUNICIPAL 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 : (NOT TO SCALE)

