



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) GREATER CHENNAI 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) 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 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 Local Body (GCC) shall regularize the individual plot in conformity with Rule19, Annexure-XVII [II] & Appendix-A of TNCD & BR-2019 and G.O.Ms.No.144 H&UD Dept. Dated 24.10.2018 in respect to Aquifer Recharge Area.*
- 9) *G.C.C in its letter no.W.D.C.No.A7/LAND/Reg/FW/089/2017 dated 17.10.2019 stated that a cross road namely Sunrise Avenue Road is in existence between Bay of Bengal and proposed regularisation with length of 495.00m and 10.00m(Average)width, which is in existence prior to to 19.02.1991 and is being maintained by GCC. The Greater Chennai Corporation is requested to strictly adhere CRZ Rules and regularisations before regularising the individual plots.*

LEGEND

- LAYOUT BOUNDARY
- ROAD
- EXG. ACCESS ROAD

P.P.D (Regularization) NO : 1955
L.O (2017) 2019

APPROVED

VIDE LETTER NO : Reg.L /15541/ 2017

DATE : /11/ 2019

OFFICE COPY

FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.No:79/2A12A2, 79/2A1A, 9/2A1B, 79/3, 79/4, 79/5, 79/6, 79/7, 79/15, 79/19, 79/21 & 79/22 OF NEELANGARAI VILLAGE, GREATER CHENNAI 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 : 1" = 66' (ALL MEASUREMENTS ARE IN FEET)