

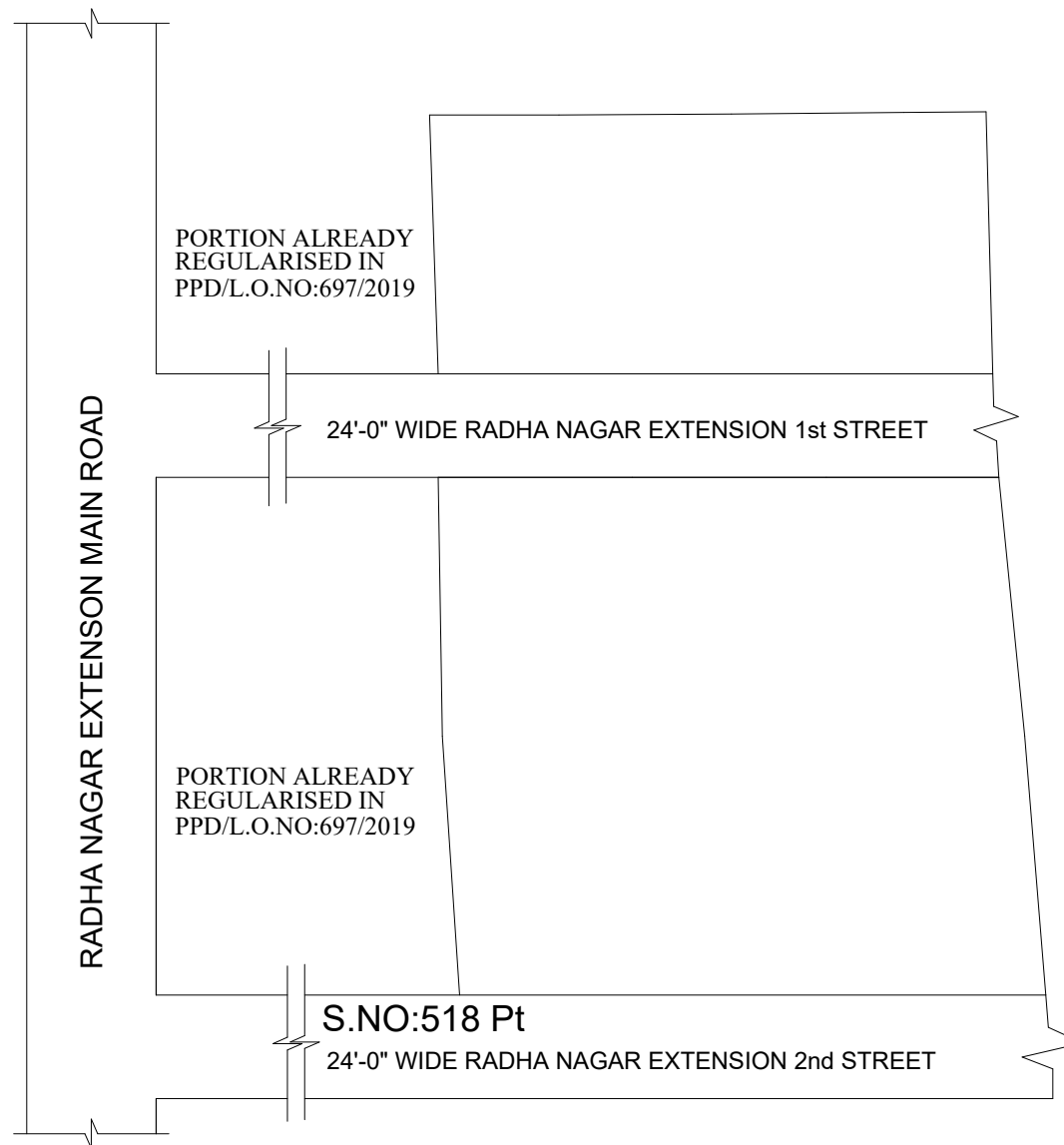
NOTE:

- 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 & 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) Earlier GCC has furnished the regularization application sought for in-principle approval of layout framework in 518Pt & 481Pt of Velachery village. The layout site was inspected by GCC and the portion of the land marked as vacant land (without sub-division) and forwarded CMDA to accord in-principle approval. Accordingly in-principle layout framework was approved in PPD/L.O.No:697/2019 with one of the condition the vacant land portion is not to be regularized (In absence of details portion of land had been left out in-principle layout framework approved and marked as not to be regularized).
- 9) Now the regularization of layout in land which was earmarked as not to be regularized in the earlier framework approved in PPD/L.O.No:697/2019, has been forwarded to CMDA along with recommendation to accord a separate in-principle layout framework for that portion of land in S.No:518Pt of Velachery village. GCC in letter no.W.D.C.No.A7/RL/WDCN13/6181/2019 dated 07.11.2019 stated that "the portion of land has been sub-divided into 11 plots as evidence by the old layout sketch and encumbrance certificate the plots has been numbered as 1 to 3, 3A and 4 to 10. The layout sketch tallies with the site condition all the plots have approach through the public road and requested to issue in-principle layout framework for the left out portion". As recommended by the GCC a separate in-principle layout framework is approved for the left out portion.

S.NO: 520



PORTION ALREADY REGULARISED IN PPD/L.O.NO:697/2019

S.NO:481 Pt

PORTION ALREADY REGULARISED IN PPD/L.O.NO:697/2019

LEGEND

- LAYOUT BOUNDARY
- ROAD
- EXG. ACCESS ROAD

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

APPROVED

VIDE LETTER NO : Reg.L /18780/ 2019

DATE : /11/ 2019

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FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:518PT OF VELACHERY 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)

