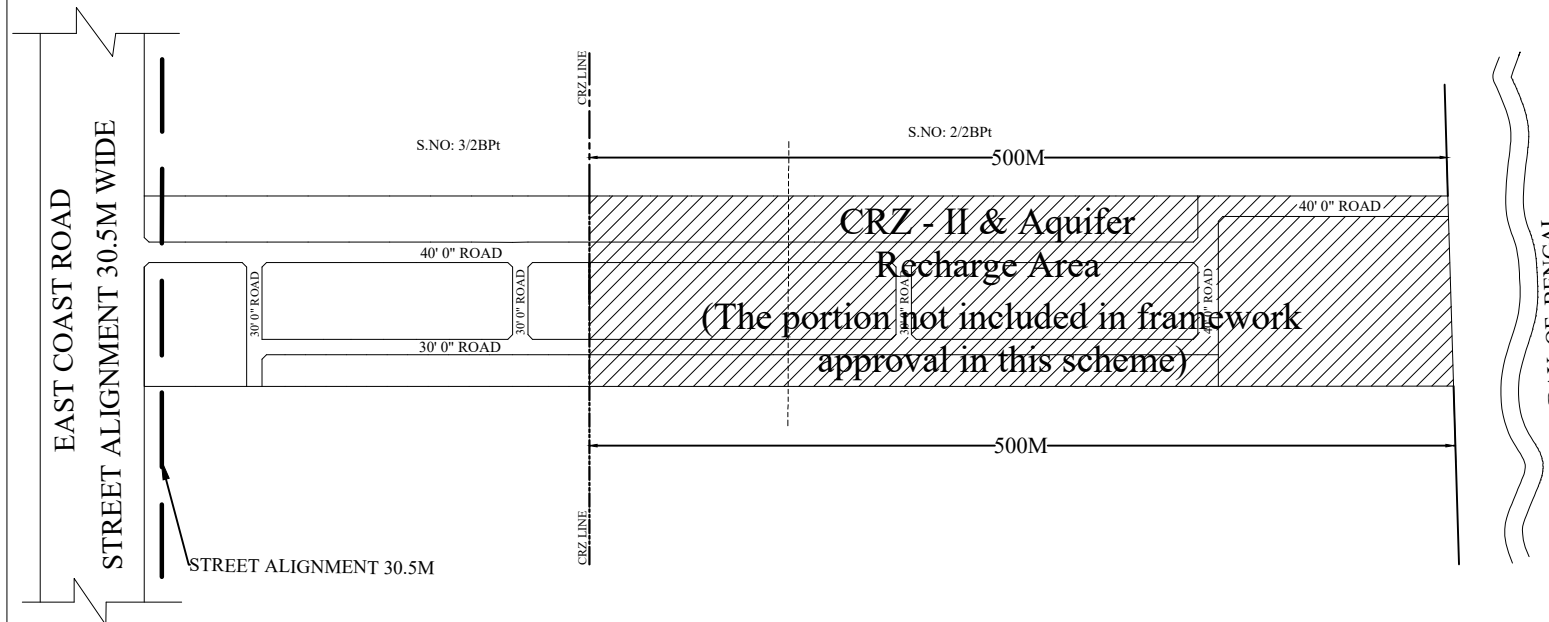


NOTE:





- 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) 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 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) As per Second Master Plan for Chennai Metropolitan Area the street alignment of ECR Road is 30.5Mt. Above street alignment will be provided by the individual plot owners under the provision of Second Master Plan. Local Body(GCC) shall ensure the street alignment has been provided as per the provision of Master Plan before regularizing the individual plot.
- 9) The regularisation layout site was inspected by GCC and forwarded to CMDA with recommendation to accord framework approval & GCC has certified that the site under reference lies in landward side and public road namely "V.R.S Salai and Juhu Beach 4th Cross Street" is maintained by GCC from 2011 and not certified the existence prior to 19.02.1991, which is not satisfies CRZ-II norms. Hence, the portion of layout u/r lies within 500.0m depth from Bay of Bengal is not eligible for regularisation.
- 10) The Local Body (GCC) shall regularize the individual plot in conformity with Rule19, Annexure-XVII [III] & 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.



LEGEND

-  LAYOUT BOUNDARY
-  ROAD
-  EXG. ROAD
-  The portion not included in framework approval in this scheme

P.P.D (Regularization) NO : 2063
L.O (2017) 2019

APPROVED

VIDE LETTER NO : Reg.L /11077/ 2019
DATE : /12/ 2019

OFFICE COPY
FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.No:2/2B3B, 2B4A, 3/2B3B & 3/2B4A OF UTHANDI 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)

