



**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) MINJUR 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:172 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.
- 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) The Regularisation of layout site was inspected by Minjur Panchayat Union and forwarded to CMDA with recommendation to accord framework approval. Accordingly, 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 CMA 2026, The S.No:251 of Nadiambakkam village lies on the proposed ORR (Rail) alignment. Hence the portion of land in S.No:251 of Nadiambakkam (northern side) is not considered for regularisation as per G.O.(Ms).No:78 H & UD Dept. dt.04.05.2017 and the remaining portion of existing layout is considered for in-principle layout framework as per the sketch enclosed. Hence local body (Minjur Panchayat Union) are requested to regularise the individual plot accordingly.

**LEGEND**

- LAYOUT BOUNDARY
- ROAD
- EXG. ACCESS ROAD

P.P.D (Regularization NO : 2103  
L.O 2017) 2019

**APPROVED**

VIDE LETTER NO : Reg.L /14047/ 2018

DATE : /12/ 2019

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FOR DEPUTY PLANNER  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY



**IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:251PT OF NADIAMBAKKAM VILLAGE, MINJUR 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)