REDHILLS TRUNK ROAD	 NOTE: A SPLAY AT THE INTI ROADS AND STREET DEVELOPMENT REGU GREATER CHENNAI C ROADS ARE VESTED ORDERS. 	ALIGN LATIO ORPOF
REDHILLS 30 WIDE ROAD 20'ROAD	 CONDITIONS: 1) As per G.O.(Ms).No:172 I (Ms). No. 172 H & UD(U to be regularized separate adhering the conditions stiped 2) Only those unapproved lay been sold through a regist Considered for regularizati 3) As per G.O.(Ms).No:172 charges are exempted for t 4) The Regularisation of lay CMDA with recommenda as per this Office No.1 Framework approved. In- regularizing individual pi connectivity of layout to th Body should ensure the of layout and its existence be 5) Plot or Layout in part or v channel / canal etc.,shall m 6) The Local Body shall regularized extent of ownership docum 7) Plots/Sub-Divisions/Layou 	D4 (3) d ely after pulated youts wh tered sa ion unde the plots out site ation to 15/2018 principle lots ma he publi ld layou fore reg whole, v ot be eli ularise ti nents i.e
	Residential usage. The regularizing the individual 8) The Shape and dimension furnished by the applican Hence any variation in th respect to the FMB of connectivity of layout to ensured by the GCC before LEGEND LAYOUT BOUNDARY ROAD EXG. ACCESS ROAD	l plot in n of the nt which he dime the si the pub
IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:743/8 OF KORATTUR V CHENNAI CORPORATION AS PER G.O.(Ms) No:78 H&UD UD4 (3) DEPT. DT:04.05.2017 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)	-	

- 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.
- 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. 13.10.2017the 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 GCC 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.
- 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 Shape and dimension of the layout framework is based on the sketch furnished by the applicant which was forwarded by the GCC to CMDA. Hence any variation in the dimension and extent has to sorted out with respect to the FMB of the site by GCC and the applicant. Further connectivity of layout to the public road and internal road pattern shall be ensured by the GCC before issuing final approval by the GCC.

END LAYOUT BOUNDARY ROAD	P.P.D (Regularization NO : 2111 L.O 2017) 2019 APPROVED	
□ EXG. ACCESS ROAD	VIDE LETTER NO	: Reg.L /20880/ 2019
	DATE	: /12/ 2019
	OFFICE COPY FOR DEPUTY PLANNER CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY	
AGE, GREATER G.O.(Ms) No:172	Δ	ađ