



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 satisfaction of site dimension / extent.
- 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) Plot or Layout in part or whole, which is located in Public water body like channel / canal etc.,shall not be eligible for regularization.
- 5) The Local Body shall regularise the individual plot by considering the least extent of ownership documents i.e., patta & sale deed document.
- 6) Plots/Sub-Divisions/Layouts shall be regularized under these rules only for Residential usage.
- 7) Since the layout under reference falls partly in CRZ-II category as per SMP, the Commissioner, Greater Chennai Corporation in letter No.WDC.No.A7/0375/2018 dated 14.12.2018 certified that road in Between Buckingham Canal and the unapproved layout in S.No.30 of Neelangerai Village Ward - 192, Zone - 15 has been formed prior to 19.02.1991. Which is in 7.00m width and to a length of 100m.
- 8) *The Local Body shall regularize the individual plot in conformity with status of maintenance of the road lying in between Buckingham Canal and unapproved layout and also Annexure-XI [DR No.24(2)(b)] to the Development Regulations of Chennai Metropolitan Area 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

P.P.D (Regularization NO : 2774
L.O 2017) 2018

APPROVED

VIDE LETTER NO : Reg.L./6120/ 2018

DATE : /12/ 2018

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FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.No:28/1A,1B,2,3A,4,5,6,7,8, 30/A,2A,2C,3,4,5, 32/3A,3B & 69/4A,4B,4C,4D,4E,4G,4H,4J AT NEELANGARAI VILLAGE OF 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

SCALE : 1" = 66' (ALL MEASUREMENTS ARE IN FEET)

