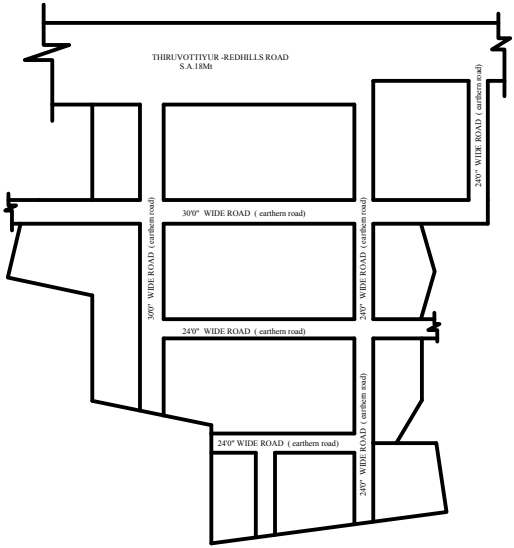

NOTE:

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) PUZHAL 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.78 h & ud ud4 (3) department 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 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) As per this Office No.15/2018 dt.12.12.2018 the In-Principle Layout Framework approved.

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 Nayar - Vichoor Road is 18.0Mt. Above street alignment will be provided by the individual plot owners under the provision of Second Master Plan.

9) Channel comprising S.No-369,370&377 of Vilangadupakkam Village passes in the layout under reference, Hence The Local body has to obtain NOC from PWD on inundation point of view before regularization of individual plots in the layout under reference.

LEGEND

- LAYOUT BOUNDARY
- ROAD
- EXG. ROAD

P.P.D / L.O (Regularization 2017) NO : 896 / 2019

APPROVED

VIDE LETTER NO : Reg.L /4725 / 2019

DATE : /03/ 2019

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FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.No:357, 358, 359, 369, 370, 371/1, 375, 376, 377 & 378 AT VILANGADUPAKKAM VILLAGE OF PUZHAL 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:13.10.2017AND OFFICE ORDER NO.15/2018 DT: 12.12.2018.SCALE : 1" = 66' (ALL MEASUREMENTS ARE IN FEET)