



LEGEND

- LAYOUT BOUNDARY
- ROAD
- EXG. ACCESS ROAD
- PORTION ALREADY REGULARISED

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) PALLAVARAM MUNICIPALITY 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 adhering the conditions stipulated in the Government Orders & Office Order No.15/2018 dated 12.12.2018.
- 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) 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 was 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) The Regularisation of layout site Om Sakthi Nagar-II comprising plot 4 to 11 & 32 to 40 (17Nos.) was inspected by the local body (Pallavaram Municipality) and forwarded to CMDA with recommendation to accord framework approval. Previously the remaining part of layout (Om Sakthi Nagar-I) in-principle layout framework has been regularised in PPD/L.O.No:542/2018. Therefore local body should ensure formation and existence of the layout (shape, size and number of plots) and eligibility under this scheme. Further connectivity of layout to the public road and internal road pattern shall be ensured by the local body before issuing final approval. Hence any variation in the dimension and extent has to sorted out with respect to the FMB of the site by local body and the applicant.
- 9) In-principle layout approval issued by CMDA under the regularisation of unapproved plots and layouts rules-2017 is not final. The applicant has to obtain final approval from the local body (Pallavaram Municipality) concerned based on the in-principle layout framework approved by CMDA.

P.P.D (Regularization NO : 164
L.O 2017) 2021

APPROVED

VIDE LETTER NO : Reg.L /3608/ 2021
DATE : /04/ 2021

OFFICE COPY
FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:19PT OF NEMILICHERI VILLAGE, PALLAVARAM MUCIPALITY 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 : (NOT TO SCALE)