



**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) SEMBAKKAM 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) 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 documents.
- 6) Plots/Sub-Divisions/Layouts shall be regularized under these rules only for Residential usage.
- 7) The Deputy Superintending Archaeological Chemist, Chennai Circle informed in letter No.33/SUB/2018/3848 dated 15.10.2018 that Regularization of unapproved plots in layout does not come under the purview of AMASR Act, 2010. However, NOC should be obtained from the Competent Authority for Tamil Nadu, Chennai for any construction / repair & renovation in the regulated area / prohibited area respectively.
- 8) As per Second Master Plan for Chennai Metropolitan Area the Street alignment of Tambaram to Velachery Road is 45.0Mt. Above street alignment will be provided by the individual plot owners under the provision of Second Master Plan.

**LEGEND**

- LAYOUT BOUNDARY
- ROAD
- EXTG. ROAD

P.P.D (Regularisation NO : 2624  
L.O 2017) 2018

APPROVED

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DATE : / 11 / 2018

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FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

**IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S. NO. 76/2B&76/2C OF GOWRIVAKKAM VILLAGE OF SEMBAKKAM MUNICIPALITY 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" = 56' (ALL MEASUREMENTS ARE IN FEET)

