



**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) KUNDRATHUR PANCHAYAT UNION & MANGADU 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 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.
- 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) S.No.101 of Chikkarayapuram village & S.No.264 of Mangadu village is close to water body, The Canal passes through the mids of the layout existing and layout road cross over the canal. Hence specific NOC to be obtained from competent authority and also NOC to be obtained from PWD on inundation point of view. Further NOC from Tahsildar concerned to be obtained that, the layout is not obstructing the waterways on the common fields irrigation on the ground, before regularization of individual plots in the layout under reference.
- 9) As per Second Master Plan for Chennai Metropolitan Area the street alignment of Kundrathur - Poonamallee Road is 18.0Mt. The street alignment will be provided by the individual plot owners as per the provision of Second Master Plan. Local Body shall ensure the street alignment has been provided as per the provision of Master Plan before regularizing the individual plot.
- 10) The Regularisation of layout site was inspected by the local body and forwarded to CMDA with recommendation to accord framework approval. However the inspection report of the local body is not clear, the existing layout is meant for residential use. Hence the local body has to inspect the existing layout and confirm whether the existing layout is satisfies the conditions of Government Order for the regularisation of unapproved plots and layout rules-2017. If satisfies the Government Order, then in-principle layout framework may be considered, Since Plots/Sub-Divisions/Layouts shall be regularized under these rules only for Residential usage. Local Body should ensure the same before regularizing the individual plot in the layout framework.
- 11) The Regularisation of layout site was inspected by the local body and forwarded to CMDA with recommendation to accord framework approval. The Shape and dimension of the layout framework is based on the sketch furnished by the applicant which was forwarded by the local body to CMDA. 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. Further connectivity of layout to the public road and internal road pattern shall be ensured by the local body before issuing final approval.
- 12) 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 (Kundrathur Panchayat Union & Mangadu Municipality) concerned based on the in-principle layout framework approved by CMDA.

**LEGEND**

- LAYOUT BOUNDARY
- ROAD
- EXG. ACCESS ROAD

P.P.D (Regularization NO : 32  
L.O 2017) 2022

**APPROVED**

VIDE LETTER NO : Reg.L /16919/ 2021

DATE : 02 / 02 / 2022

**OFFICE COPY**

FOR DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:101 OF CHIKKARAYAPURAM VILLAGE, KUNDRATHUR PANCHAYAT UNION & S.NO:264PT OF MANGADU VILLAGE, MANGADU 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 AND OFFICE ORDER NO.15/2018 DT: 12.12.2018.

SCALE : (NOT TO SCALE)