



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) MADAMBAKKAM TOWN PANCHAYAT 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 04 (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) 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 regularize 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) The Deputy Superintending Archaeological Chemist, Chennai Circle informed in letter No.33/SUB/2018/3648 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.
- 9) As per Second Master Plan for Chennai Metropolitan Area the Street alignment of Agarambilers - Sibalakkam Road is 18.00m. Above street alignment will be provided by the individual plot owners under the provision of Second Master Plan.

LEGEND

- LAYOUT BOUNDARY
- ROAD
- EXG. ROAD

P.P.D (Regularization NO : 654
L.O 2017) 2019

APPROVED

VIDE LETTER NO : Reg.L./2603/2019

DATE : / 03 / 2019

OFFICE COPY

FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.No:592/PT & 593/PT AT MADAMBAKKAM VILLAGE OF MADAMBAKKAM TOWN PANCHAYAT 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 : 1" = 66' (ALL MEASUREMENTS ARE IN FEET)

