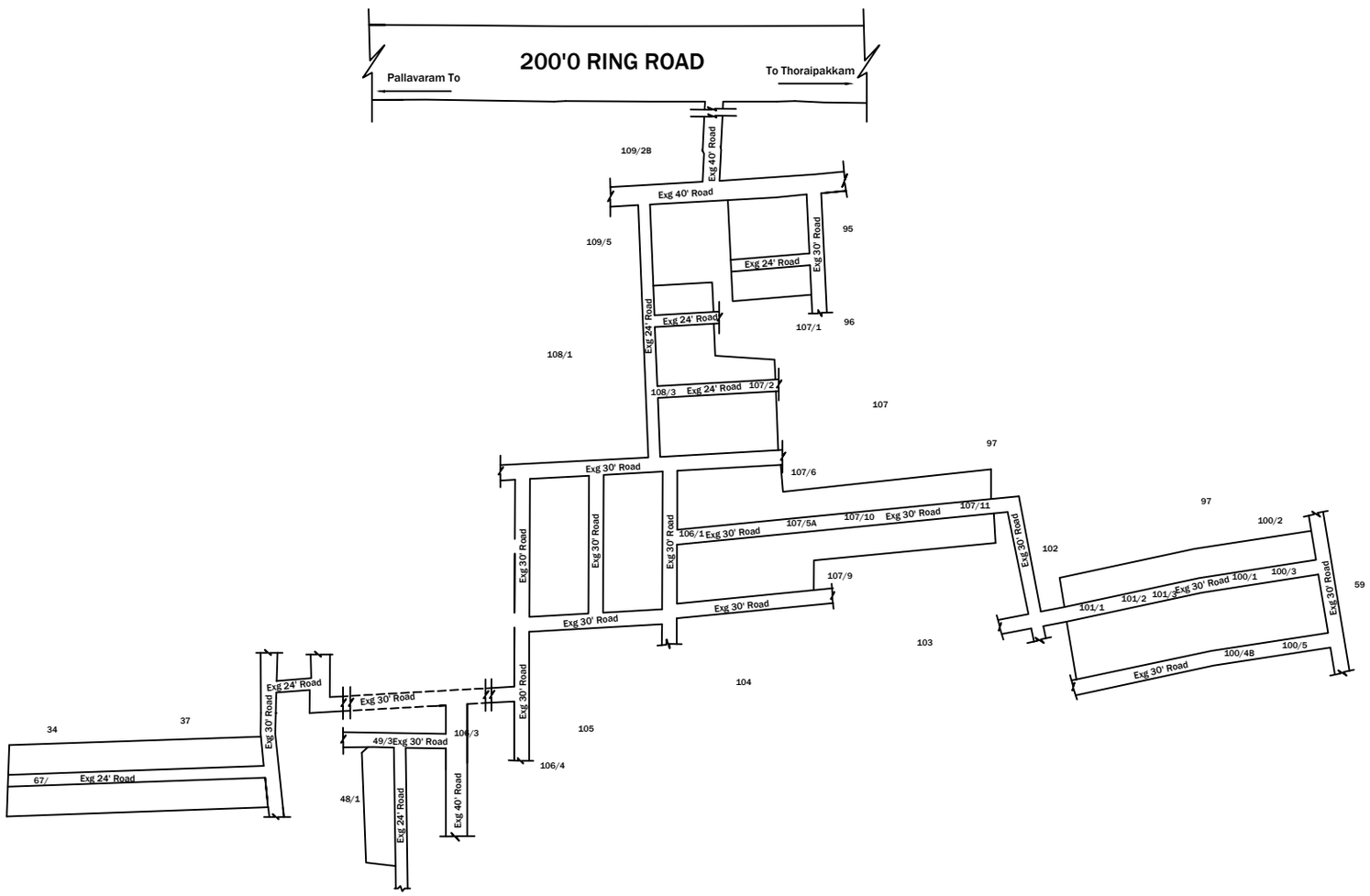

NOTE:

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:172 H & UD (UD4 (3) Dept. 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 adhering the conditions stipulated in the Government Orders.

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. 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.67of Nemilichery Village is close to water body, Hence The Local Body has to obtain NOC from PWD on inundation point of view and NOC from Tahsildar concerned to be obtained that, the layout is not obstructing the water ways on the common fields irrigation on the ground, before regularization of individual plots in the layout under the reference.

9) The Regularisation of layout site was inspected by Pallavaram Municipality and forwarded to CMDA with recommendation to accord framework approval. As per the master plan the site uuder reference lies contiguous to water body as a primary residential landuse. Hence Pallavaram Municipality should ensure the layout is not part of water body before regularising the individual plot in layout.

LEGEND

- LAYOUT BOUNDARY
- ROAD
- EXG. ACCESS ROAD

P.P.D / L.O **(Regularization 2017)** NO : 02 / 2020

APPROVED

VIDE LETTER NO : Reg.L /18392/ 2019

DATE : /01/ 2020

OFFICE COPY

FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.NO:100, 101, 106PT, 107PT, 108PT & 116PT OF ZAMIN PALLAVARAM VILLAGE & 48PT, 53PT & 67PT OF NEMILICHERY VILLAGE, PALLAVARAM 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 : 1" = 66' (ALL MEASUREMENTS ARE IN FEET)