



**NOTE.**

- 1) A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS AND STREET ALIGNMENTS BE PROVIDED AS PER THE DEVELOPMENT REGULATIONS OF CMAA.
- 2) POORNAMALLE PANCHAYAT UNION TO ENSURE THAT ALL THE ROADS ARE VISITED WITH THEM AS PER THE GOVERNMENT ORDERS.

**REFERENCES:**

- 1) As per G.O.(Ms) No:78 H & UD (3) DEPT. dt: 04.05.2017 and G.O. (Ms) No: 172 H & UD(3) (3) Dept. dt: 13.10.2017 The individual plots to be replanned 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 26th October 2016 shall be Considered for replanning under these rules.
- 3) As per G.O.(Ms) No:172 H & UD (3) Dept. dt:13.10.2017 ORR changes are exempted for the plots sold as on before 26.10.2016.
- 4) In-principle approval for the layout frame work for replanning 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 all laid plots have transferred title granted as a layout and its extension before replanning the individual plots.
- 5) Plot or Layout in-part or whole, which is located in Public water body like channel / canal etc. shall not be eligible for replanning.
- 6) The Local Body shall replanner the individual plot by considering the best extent of amenity/denomination i.e., plots & sale deed documents.
- 7) Plot/Sub-Division Layouts shall be replanned under these rules only for Residential usage. The Local Body should ensure the same before replanning the individual plot in the layout framework.
- 8) The Replanning of layout site was requested by the local body and forwarded to CMAA with recommendations to amend framework approval. The Shape and dimensions of the layout framework is based on the details furnished by the applicant which was forwarded by the local body to CMAA. Hence any variation in the dimensions and extent has to be noted and with respect to the FSI 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 seeking final approval.
- 9) In-principle layout approval issued by CMAA, under the replanning of unapproved plots and layout rules,2017 is not final. The applicant has to obtain final approval from the local body (Poornamallee Panchayat Union) concerned based on the in-principle layout framework approved by CMAA.

**LEGEND**

-  LAYOUT BOUNDARY
-  ROAD
-  EXIG. ACCESS ROAD

R.P.D (Replanning) NO : 109  
L.B (2017) 2021

**APPROVED**

YOUR LETTER NO : - Reg. S. 2017-2021  
DATE : - 03/2021

**OFFICE COPY**  
HEADQUARTERS PLANNING  
COMMISSIONER, POORNAMALLE PANCHAYAT UNION  
POORNAMALLE, CHENNAI



IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN S.No.222PT OF MEPPUR VILLAGE, POORNAMALLEE PANCHAYAT UNION 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.