

<div data-bbox="723 351 1239 1690"></div> <div data-bbox="1583 1522 1989 1655"><p><b>LEGEND</b></p><div><div></div> LAYOUT BOUNDARY</div><div><div></div> ROAD</div><div><div></div> EXG. ACCESS ROAD</div></div>	<div data-bbox="1697 105 2484 351"><p><b>NOTE:</b></p><div><div>1) A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS AND STREET ALIGNMENTS BE PROVIDED AS PER THE DEVELOPMENT REGULATIONS OF CMA.</div><div>2) GREATER CHENNAI CORPORATION TO ENSURE THAT ALL THE ROADS ARE VESTED WITH THEM AS PER THE GOVERNMENT ORDERS.</div></div></div> <div data-bbox="1697 372 2484 1429"><p><b>CONDITIONS:</b></p><div><div>1) As per G.O.(Ms).No:78 H &amp; UD (UD4 (3) Dept. dt. 04.05.2017 and G.O. (Ms). No. 172 H &amp; 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 &amp; Office Order No.15/2018 dated.12.12.2018.</div><div>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.</div><div>3) As per G.O.(Ms).No:172 H &amp; UD (UD4 (3) Dept. dt.13.10.2017 OSR charges are exempted for the plots sold on or before 20.10.2016.</div><div>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. GCC should ensure the old layout sketch has transformed into ground as a layout and its existence before regularising the individual plot.</div><div>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.</div><div>6) GCC shall regularise the individual plot by considering the least extent of ownership documents i.e., patta &amp; sale deed document.</div><div>7) Plots/Sub-Divisions/Layouts shall be regularized under these rules only for Residential usage. GCC should ensure the same before regularizing the individual plot in the layout framework.</div><div>8) The Regularisation of layout site was inspected by GCC and forwarded to CMDA with recommendation to accord framework approval. However the inspection report of local body is not clear, the existing layout is meant for residential use. Hence 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. GCC should ensure the same before regularizing the individual plot in the layout framework.</div><div>9) The Regularisation of layout site was inspected by GCC 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 GCC to CMDA. Hence any variation in the dimension and extent has to sorted out with respect to the FMB of the site by GCC and the applicant. Further connectivity of layout to the public road and internal road pattern shall be ensured by GCC before issuing final approval.</div><div>10)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 (GCC) concerned based on the in-principle layout framework approved by CMDA.</div></div></div> <div data-bbox="2041 1494 2458 1560"><div>P.P.D L.O</div><div>(Regularization 2017)</div><div>NO : 290 2022</div></div> <div data-bbox="2189 1588 2354 1619"><p>APPROVED</p></div> <div data-bbox="2046 1632 2510 1694"><div>VIDE LETTER NO</div><div>: Reg.L /16455/ 2022</div><div>DATE</div><div>: 30 /12/ 2022</div></div> <div data-bbox="2174 1718 2372 1748"><p>OFFICE COPY</p></div> <div data-bbox="2174 1761 2403 1819"><p>FOR DEPUTY PLANNER CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY</p></div>
<p>IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN T.S.NO:12A, BLOCK NO.2 (AS PER BLOCK MAP )OF AYANAVARAM VILLAGE, GREATER CHENNAI CORPORATION AS PER G.O.(Ms) No:78 H&amp;UD UD4 (3) DEPT. DT:04.05.2017 AND G.O.(Ms) No:172 H&amp;UD UD4 (3) DEPT. DT:13.10.2017 AND OFFICE ORDER NO.15/2018 DT: 12.12.2018.</p> <p>SCALE : (NOT TO SCALE)</p>	<div><div></div><div></div></div>