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Chennai Metropolitan Development Authority
PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PFR No. 11711

Date of Permit 27/02/2018

PPD (Regularisation) No. 06/2018
Lo 2017

File No. Reg. Layout/12574/2017

Name of Applicant with Address Registration Slip no.
CMDA/L/0002318/2017

Date of Application 14/7/2017

Nature of Development : Regularisation of Layout framework
~~Layout/Sub-division of Land/Building construction/Change in use of Land/Building~~

Site Address S. no. 307/2 of Kannapalayam Village

Division No. within the limits of Poonamallee P.V

Layout Named as "Mahalakshmi Nagar"

Development Charge paid Rs. ——— Challan No. ——— Date ———

Regularisation of Layout framework

PERMISSION is granted to the ~~layout/sub-division of land/~~
~~building construction/change in use of land/building~~ according to the
authorised copy of the plan attached hereto and subject to the
condition overleaf.

3. The permit expires on _____
the building construction work should be completed as per plan before the expiry
date. If it is not possible to Complete the construction, request for renewing the
planning permit should be submitted to Chennai Metropolitan Development
Authority before the expiry date. If it is not renewed before the said date fresh.
Planning Permission application/has to be submitted for continuing the construction
work when the Development Control Rules that may be currently in force at that time
will be applicable. If the construction already put up is in deviation to the approved
plan and in violation of rules. Planning permit will not be renewed.

For MEMBER SECRETARY

19/2/18

By RPAD



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. Reg.Layout/12574/2017

Dated: 27.02.2018

To

The Commissioner,
Poonamallee Panchayat Union,
Poonamallee,
Chennai -600 056.

Sir,

Sub: CMDA- Reg.Layout Division- Regularisation of unapproved plots and layout Rules 2017- Under Section 113 read with section 122 of TamilNadu Town and Country Planning Act 1971 – Regularisation of unapproved layout comprising namely “Mahalakshmi Nagar” in S.No.307/2 of Kannapalayam village, Poonamallee Taluk, Thiruvallur district comes within Poonamallee panchayat union limit – Regularisation of Layout Frame work- Orders sent - Reg.

Ref:

1. G.O.Ms.No.78, H&UD dept, dated 04.05.2017
2. G.O.Ms.No.172, H&UD dept, dated 13.10.2017.
3. Proc.No.Reg.Layout/14941/2017 dated 06.11.2017.
4. Registration No. CMDA/L/0002318/2017 dated 14.7.2017 registered by Thiru.Raghu & Devaraj.
5. This office even No dated 11.9.2017 addressed to the local body.
6. Applicant's letter dated 22.9.2017 & 14.12.2017
7. This office letter even No dated 30.01.2018 addressed to Poonamallee Panchayat union.
8. Your letter No.R.C.No.0246/A3/2018 dated 8.2.2018 along with Gift deed.
9. This office letter even No.dated 12.2.2018 addressed to the applicant.
10. Applicant letter dated 26.02.2018.

The Regularisation Application for regularization of unapproved layout namely Mahalakshmi Nagar at Survey No. 307/2 of Kannapalayam village Poonamallee Taluk,

Thiruvallur district, registered by Thiru. Raghu & Devaraj, in the reference 4th cited has been examined, under the provisions of Government Orders/Operational Guidelines cited in the reference 1 to 3 the Regularisation of layout framework of said layout is approved subject to the following.

- i. As per G.O.(Ms).No.78 H&UD UD4(3) department dated 04.05.2017 and G.O.Ms.No.172 H&UD UD4(3) department dated 13.10.2017 the individual plots to be regularized separately after Regularisation of layout frame work.
- ii. Only those unapproved layouts where a part or full number of plots have been sold through a registered sale deed as on 20th October 2016, are eligible to be regularized.
- iii. The Issue of Regularisation of layout frame work will not automatically construe/regularize the individual plots in the layout. The individual plot owner/Promoter (in case of unsold plots) shall, after obtaining unapproved layout frame work apply for regularization of plot/plots by submitting separate application.
- iv. Plots / sub-divisions / Layouts shall be regularized under these rules only for Residential usage.
- v. Regularisation of plot under these rules shall not be deemed that the buildings constructed in the plot are regularized and does not confer any right on the applicant or owner of the plot to obliterate the action taken against such buildings under sections 56 and 57 of the T&CP Act 1971.

2. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property in favour of the applicant. Before issuing Planning permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as sale deed, patta, Lease deed, Gift deed etc., and GPA) furnished by the applicant along with his application to prove the same. Thus, CMDA primarily considers only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim

right (or) title over the property he/she/they shall have to prove it before the appropriate/competent Court to decide on the ownership or get the matter settled in the court of Law and CMDA is not the competent authority to decide on this matter.

3. The applicant has remitted scrutiny fee of Rs.66,500/- (Rupees Sixty six Thousand and Five Hundred only) for the Regularisation of **unsold plots** in the said layout.

4. The Poonamallee panchayat union is requested to regularize the each individual plot/plots in this approved Regularisation of layout frame work viz. "Mahalakshmi Nagar" after collection of the following charges.

- i. Scrutiny fee at the rate of Rs.500/- per plot shall be collected in case of regulating the individual sold out plots under this scheme.
- ii. Regularisation charge of Rs.30/- per Sq.m to be remitted in the Head of account of 0217 urban Development -60 Other Urban Developments Schemes – 800 other receipts AU Receipts under Regularisation Charges of Unapproved Layout and Plots- CMDA (DPC: 0217 60 800 AU 0009)
- iii. The Development charges of Rs.25/-per sq.m to be collected from the applicant and kept in separate account of the local body and shall be utilized for providing basic infrastructure facilities like roads, drinking water, storm water drains etc., for the particular layout.
- iv. As per G.O. cited above the OSR charges for the regularization of individual plots effected on or before 20.10.2016 are exempted under this scheme.

5. The Poonamallee panchayat union has informed that the Road and OSR area gifted by the layout Promoter and taken over by them in the reference 8th cited.

6. The Poonamallee panchayat union shall forward the copy of the Regularisation of layout framework along with gift deed for the roads and the OSR to the concerned Tahsildar for carrying out mutation in the revenue records especially in respect of Open Space reservation and roads.

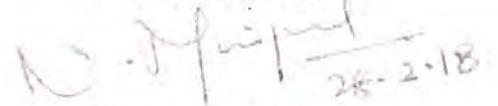
7. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

8. The Poonamallee panchayat union is requested to inform the remittance of above charges to CMDA before regularization of individual plots/layout in this said layout framework.

9. The Poonamallee panchayat union is also requested to host the layout frame work along with the regularization of individual plots/layout in your web-site.

10. The approval for the layout framework is numbered as PPD/L.O(Regularisation - 2017) No. **06/2018** Copy of Regularisation of layout frame work and Planning Permit No.11711 dated 27.02.2018 are sent herewith for further action.

Yours faithfully,



For Member –Secretary

100
28/2/18

Encl: i) Copy of approved layout

ii) Planning permit(with the direction to not to use the logo of CMDA in the layout plan since the same is registered)

Copy to:

1. Tvl.Raghu & Devaraj,
No.104, 4th street,
T.S.K.Nagar,
Mugappair East,
Chennai – 600 037.
2. The Deputy Planner,
Master Plan division, CMDA,Chennai -8.
(along with a copy of Regularisation of layout frame work)
3. The System Analyst
Computer Cell, CMDA (to host the CMDA web site).



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We're honored to be part of your
real estate journey

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