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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,

Egmore, Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mcmda@tn.gov.in

Web site: www.cmdachennai.gov.in

Letter No. Reg.Layout/8066/2018

Dated: 28.03.2019

From

To

Thiru. S.Rudiramurthy,
Senior Planner,
Reg. Layout Division.

The Commissioner,
Avadi Municipality,
Avadi, Chennai-54.

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 Namely “Thiruvalluvar Nagar” (Comprising number of Plots is 32) in T.S. No. 22/9, Block No. 21, Ward-G, and O.S.NO: 3 /2B2 at Vilinjiayambakkam Village comes within Avadi Municipality limit – Regularisation of Layout Frame work- Orders sent - Reg.

Ref:

1. Registration No. CMDA/L/0026076/2017dated 30.04.2018 registered by Thiru.G.Ethiraj.
2. Your letter No. Na.Ka.No.3370/2018/F1 dated 08.05.2018.
3. G.O.Ms.No.78, H&UD dept, dated 04.05.2017
4. G.O.Ms.No.172, H&UD dept, dated 13.10.2017.
5. Proc.No.Reg.Layout/14941/2017 dated 03.11.2017.
6. This Office Order No. 15/2018 dated 12.12.2018.
7. This Office Letter No.Reg Layout/14941/2017 dated 21.01.2019. Addressed to The Inspector General of Registration Department. Chennai-28.
8. This office even No dated 10.12.2018 addressed to the local body.
9. Your letter No. Na.Ka. No.11720/2019/F1 dated 01.03.2019

The Regularisation Application for regularization of unapproved layout Namely “Thiruvalluvar Nagar” (Comprising number of Plots is 32) in T.S. No. 22/9, Block No. 21, Ward-G, and O.S.NO: 3 /2B2 at Vilinjiayambakkam Village registered by Thiru.G.Ethiraj in the reference 1th cited has been examined under the provisions of Government Orders/Operational Guidelines cited

in the reference 3 to 5 and as per the Office Order No.15/2018 dated 12.12.2018 cited in the reference 6th cited, 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 Shape and dimension of the layout framework is based on the sketch furnished by the applicant which was forwarded by the local body to CMDA. Hence any variation in the dimension and extent has to be sorted out with respect to the FMB of the site by local body and the applicant.

4. The applicant has remitted scrutiny fee of Rs. 15,500/- (Rupees Fifteen Thousand and Five Hundred Only) for the Regularisation of **unsold plots** in the said layout.

5. The Avadi Municipality is requested to regularize each individual plot/plots in this approved Regularisation of layout framework viz 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. 60/- 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.250/-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.

6. The Avadi Municipality has informed that the Road and OSR area gifted by the layout Promoter and taken over by them in the reference 9th cited.

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

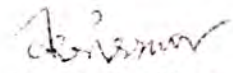
8. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural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

9. The Avadi Municipality is requested to inform the remittance of above charges to CMDA before regularization of individual plots/layout in this said layout framework."

10. The Avadi Municipality is also requested to host the layout frame work along with the regularization of individual plots/layout in your web-site.

11. The approval for the layout framework is numbered as PPD/L.O(Regularisation -2017) No.833 / 2019, dated 28.03.2019 Copy of Regularisation of layout frame work and Planning Permit No.11788 dated 28.03.2019 are sent herewith for further action.

Yours faithfully,



For Senior Planner

Encl: i) Copy of approved layout

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1/4/19

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. Thiru. G.Ethiraj,
No. 161, N M Road,
Avadi, Avadi Camp,
Poonamallee,
Chennai-600 054.
2. The Principal Secretary to Government,
H&UD Department and Chairperson,
Tamil Nadu Real Estate Regulatory Authority(TNRERA),
1st Floor, No. 1-A, Gandhi-Irwin Bridge Road,
Egmore, Chennai-600 008.
3. The Deputy Planner,
Master Plan division, CMDA, Chennai -8.
(Along with a copy of Regularisation of layout frame work)
4. The System Analyst
Computer Cell, CMDA (to host the CMDA web site).

S.L NO: 6, 7, 8

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 11788

PPD (Regularisation) No. 833 Date of Permit..... 3/2019
LO 2017 2019

File No. Reg Layout / 8066/2018

Name of Applicant with Address. Regularisation Slip No.
CMDA / L/0026076/2017

Date of Application. 30/4/2018

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

Site Address. T.S. No. 22/9 Block No. 21, Ward G. & R

Old S. No. 3/2B2 to Vilinchiyambakkam

Division No. Village within the limits of

Avadi Municipality.

Layout Name as "Thiruvalluvar Nagar"

Development Charge paid Rs. Challan No. Date.

frame work PERMISSION is granted to the Regularisation of Layout
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.

SENIOR PLANNER
For MEMBER SECRETARY

(Attested) 27/3/19

Commissioner.

AVADI MUNICIPALITY

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ஆவடி பெருநகராட்சி ஆணையர் அவர்களின் செயல்முறைகள் :
முன்னிலை:- திரு.மு.ஜோதிசுமார்,

ந.க.எண். 11720 / 2019 / எப்1

நாள்: 19.06.2019

பொருள் : மனைப்பிரிவு மனை - ஆவடி பெருநகராட்சி - விளிஞ்சியம்பாக்கம் கிராமம் பழைய T.S.No.22/9, Block No.-21, Ward-G and O.S.No.3/2B2-ல் 3797.88 சதுர மீட்டர் நிலபரப்பில் குடியிருப்பு மனைப்பிரிவிற்கு ஒப்புதல் வழங்கி உத்திரவிடப்படுவது - சம்பந்தமாக.

- பார்வை :**
1. உறுப்பினர் - செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம், சென்னை அவர்களின் கடிதம் எண். Reg.Layout /8066/2018 நாள்:28.03.2019 தேதிய உத்தரவு.
 2. ஆவடி சார் பதிவாளர் அலுவலகத்தில் மனுதாரர் தானமாக சாலைகளுக்கான இடத்தினை பதிவு செய்த தான பத்திர எண்.2690/2019.
 3. இந்நகர மன்ற தீர்மான எண்.795 நாள் 13.06.2019.

உத்தரவு :-

ஆவடி பெருநகராட்சி எல்லைக்குட்பட்ட விளிஞ்சியம்பாக்கம் பழைய T.S.No.22/9, Block No.-21, Ward-G and O.S.No.3/2B2-ல் 3797.88 சதுர மீட்டர் நிலபரப்பில் குடியிருப்பு மனைப்பிரிவு அமைக்க அனுமதி கோரி திரு.G.எத்திராஜ் என்பவர் உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம், சென்னை அவர்களுக்கு விண்ணப்பம் சமர்ப்பித்தார்.

மேற்படி மனுதாரரின் விண்ணப்பத்தினை உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம், சென்னை அவர்களால் பரிசீலனை செய்யப்பட்டு பார்வை 1ல் கண்ட 28.03.2019 தேதிய கடிதத்தின்படி, அத்துடன் இணைக்கப்பட்டுள்ள சாலை அமைப்பு வரைபடத்தின்படி, சாலைகளுக்கான பூங்காவிற்கான இடத்தினை ஆவடி சார் பதிவாளர் அலுவலகத்தில் பார்வை 2-ல் கண்டபடி மனுதாரர் திரு.G.எத்திராஜ் பத்திர பதிவு செய்து நகராட்சிக்கு தானமாக ஒப்படைத்துள்ளார்.

பார்வை 1-ல் காணும் உறுப்பினர்-செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம், சென்னை அவர்களின் 28.03.2019ம் தேதிய கடிதத்தில் மனைப்பிரிவிற்கு PPD/LO No.833/2019 மற்றும் திட்ட அனுமதி எண்.11788 என எண்ணிடப்பட்டு தொழில்நுட்ப அனுமதி வழங்கப்பட்டுள்ளது.

பார்வை 3-ல் காணும் நகர மன்ற தீர்மானத்தில், மேற்படி இடத்தில் மனைப்பிரிவு அமைக்க நகராட்சி இறுதி ஒப்புதல் வழங்க தீர்மானிக்கப்பட்டுள்ளது.

எனவே மேற்கண்ட இடத்தில் மனுதாரர் மனைப்பிரிவு அமைக்க இத்துடன் இணைத்துள்ள வரைபடத்தில் குறிப்பிட்டுள்ள நிபந்தனைகளுக்குட்பட்டு இறுதி ஒப்புதல் வழங்கப்படுகிறது.

ஆணையர்
ஆவடி பெருநகராட்சி
19/6/19

பெறுநர்,
திரு. G. எத்திராஜ்
எண். 161, என். எம். ரோடு,
ஆவடி, ஆவடி கேம்ப்,
பூந்தமல்லி, சென்னை-56.

நகல் : உறுப்பினர்-செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம்,
காந்தி ஈர்வின் சாலை,
எழும்பூர், சென்னை-08 அவர்களுக்கு பணிந்து சமர்ப்பிக்கப்படுகிறது.

Attested
Commissioner
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