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15

Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 11770

Date of Permit 07/02/2019

PPP/LO (Regularisation 2017) No. 279/2019

File No. Reg. Layout/17234/2018

Registration slip no

Name of Applicant with Address. CMDA/L/0042217/2017

Date of Application 28/8/2018

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

Site Address S.no 108/2, 111, 112, 113/1,2, 114/2, 116 & 119/1,2A,2B,3 of Vilangadu Pakkam Village

Division No. within the Limits of Puzhal P.V.

Layout Named as "New Star City"

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 CHIEF PLANNER

For [redacted]

7/2/19

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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/17234/2018

Dated: 07.02.2019

From

Thiru. N.S.Periyaswamy,
Chief Planner,
Area Plans Unit.

To

The Commissioner,
Puzhal Panchayat Union,
Puzhal.

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 "New Star City" Comprising in S.No.108/2, 111, 112, 113/1,2, 114/2, 116 & 119/1,2A,2B,3 of Vilangadupakkam Village comes within Puzhal 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 03.11.2017.
4. This Office Order No. 15/2018 dated 12.12.2018.
5. This Office Letter No.Reg Layout/14941/2017 dated 21.01.2019. Addressed to The Inspector General of Registration Department. Chennai-28.
6. Registration No. CMDA/L/0042217/2017 dated 28.08.2018 registered by Thiru.Jaffar Hussain & Others & Balance Scrutiny Fees Receipt No.B008934 dated 06.02.2019
7. This office even No dated 26.10.2018 addressed to the local body.
8. Your letter No. Na.Ka. No.10849/2018/A3 dated 28.12.2018

The Regularisation Application for regularization of unapproved layout Namely "New Star City" Comprising in S.No.108/2, 111, 112, 113/1,2, 114/2, 116 & 119/1,2A,2B,3 of Vilangadupakkam Village registered by Thiru. Jaffar Hussain in the reference 6th cited has been examined, under the provisions of Government Orders/Operational Guidelines cited in the reference 1 to 3 and as per the Office Order

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No.15/2018 dated 12.12.2018 cited in the reference 4th 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 applicant has remitted scrutiny fee of Rs.59,000/-(Rupees Fifty Nine Thousand only) for the Regularisation of unsold plots in the said layout.

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4. The Puzhal Panchayat Union is requested to regularize the each individual plot/plots in this approved Regularisation of layout frame work 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.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 Puzhal 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 Puzhal 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 Puzhal 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 Puzhal Panchayat Union is also requested to host the layout frame work along with the regularization of individual plots/layout in your web-site.

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10. The approval for the layout framework is numbered as PPD/L.O(Regularisation -2017) No. **279 / 2019,** dated 07.02.2019 Copy of Regularisation of layout frame work and Planning Permit No. 11770 dated 07.02.2019 are sent herewith for further action.

Yours faithfully,

For Chief Planner

7/2/19

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. Thiru. Jaffar Hussain & Others,
   No.16, 3rd Part, Thiruneelagandar Nagar,
   Kavangarai,
   Chennai-600 066.

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).

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புழல் ஊராட்சி ஒன்றிய ஆணையாளர் அவர்களின் செயல்முறைகள்
முன்னிலை: திருமதி.கே.மீரா.

ந.க. 1979/2018அ 3 நாள்: 08.02.2019.

பொருள்: வரைபட ஒப்புதல்- புழல் ஊராட்சி ஒன்றியம்- சர்வே எண்.108/2, 111, 112, 113/1,2, 114/2, 116 & 119/1,2A,2B,3- மனை எண்.246, 247, 248, 249, 250, 251, 252, 253, 254, 255 நியூ ஸ்டார் சிட்டி- விளாங்காடுபாக்கம் ஊராட்சி- வீட்டு மனைப்பிரிவு- அங்கீகாரம் இல்லாத வீட்டுமனைப் பிரிவு வரன்முறைப்படுத்தும் திட்டம் 2017-ன் மூலம் வரன்முறைப்படுத்தி வரப்பெற்றது- உத்தரவு வழங்குதல்.

பார்வை: 1).G.O.M.S.No.78H & UDDept. Dated.04.05.2017
2).G.O.M.S.No.172H & UDDept. Dated.13.102017
3).Proceeding No. Reg. Layout/17234/2018 Dt.07.02.2019
4).Regularization No.CMDA/L/0042217/2017 Dt.28.08.2018
5).This Office Letter Dt.24.09.2018 addresses to the Puzhal Pt. Union.
6).Letter Rc No.1979/2018/A3 Dt.28.01.2018 received from the Puzhal panchayat Union enclosed the copy of the registered gift deed.
7).The Member Secretary, CMDA, Chennai Letter No. Reg.Layout/17234/2018 Dt.07.02.2019.
8).The Commsioner, Puzhal Panchayat Union Letter Rc.No.1979/2018/A3 Dt.08.2.2019

*** ^^ ***

உத்தரவு:

பார்வை 1 முதல் 6 வரையிலான கடிதங்களின் மூலம் கருத்துருக்கள் அனுப்பப்பட்டு நடவடிக்கை மேற்கொள்ளப்பட்டு, பார்வை 7-ல் காணும் உறுப்பினர்/ செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம், சென்னை அவர்களின் கடிதத்தின்படி, புழல் ஊராட்சி ஒன்றியத்தைச் சார்ந்த விளாங்காடுபாக்கம் ஊராட்சி நியூ ஸ்டார் சிட்டி சர்வே எண். 108/2, 111, 112, 113/1,2, 114/2, 116 & 119/1,2A,2B,3, மனை எண்.246, 247, 248, 249, 250, 251, 252, 253, 254, 255 கொண்ட அங்கீகரிக்கப்படாத **224** வீட்டு மனைகள் வரன்முறைப்படுத்தும் திட்டம் 2017-ன்கீழ் ஏற்கனவே விற்கப்பட்டுவிட்ட **98** வீட்டு மனைகள் மற்றும் அரசுக்கு சொந்தமான பூங்கா மற்றும் **10** மனைகள் போக விற்கப்படாமல் உள்ள மீதமுள்ள **115** வீட்டு மனைகளுக்கு மட்டும் பார்வை 7-ல் காணும் இவ்வலுவலக கோப்பு கடிதத்தின் மூலம் கீழ்காணும் தொகைகள் செலுத்திட கடிதம் வழங்கப்பட்டுள்ளது.

வ.எண்	கட்டண விவரம்	செலுத்திய தொகை	தொகை செலுத்திய விவரம்
1	வளர்ச்சி கட்டணம் (DC Charges)	240000	AXIS Bank, Redhills DD No.010235/ 08.02.2019
2	வரன்முறைக் கட்டணம் (RC Charges)	290000	SBI, Ambattur Chellan Dt.08.02.2019

மேற்படி தொகைகள் செலுத்தப்பட்டு வரப்பெற்றுள்ளதைத் தொடர்ந்து, விற்கப்படாமல் உள்ள 115 வீட்டு மனைப்பிரிவு இணைப்பில் கண்டுள்ள வரைபடத்தில் குறிப்பிடப்படாமல் உள்ள வீட்டுமனைகள் மட்டும் விற்பனை செய்துகொள்ளவும், பத்திர பதிவுகள் செய்துகொள்ளவும் இதன் மூலம் உத்தரவு வழங்கப்படுகிறது.

ஆணையாளர்,
புழல் ஊராட்சி ஒன்றியம்.

பெறுநர்: Thiru.Jaffar Hussain & Others,
No.16, 3rd Part, Thiruneelakandar Nagar,
Kavankarai, Chennai-66

நகல்: சார்பதிவாளர்,
செங்குன்றம், சென்னை-52

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By RPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Web site: www.cmdachennai.gov.in

Letter No. Reg.Layout/17234/2018

Dated: 17.06.2019

From

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

To

The Commissioner,
Puzhal Panchayat Union,
Puzhal.

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 "New Star City" Comprising in S.No.108/2, 111, 112, 113/1,2, 114/2, 116 & 119/1,2A,2B,3 of Vilangadupakkam Village comes within Puzhal Panchayat union limit – Legend is modified and incorporated in the Regularisation layout plan – Order 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 03.11.2017.
4. This Office Order No. 15/2018 dated 12.12.2018.
5. This Office Letter No.Reg Layout/14941/2017 dated 21.01.2019. Addressed to The Inspector General of Registration Department. Chennai-28.
6. Registration No. CMDA/L/0042217/2017 dated 28.08.2018 registered by Thiru.Jaffar Hussain & Others & Balance Scrutiny Fees Receipt No.B008934 dated 06.02.2019
7. This office even No dated 26.10.2018 addressed to the local body.
8. Your letter No. Na.Ka. No.10849/2018/A3 dated 28.12.2018.
9. Regularisation layout approved in PPD/L.O. No.279/2019 dated 07.02.2019.
10. Applicant letter dated 17.05.2019 enclosing the Original layout plan(regularised), Planning Permit and copy of the project registration certificate issued by TNRERA.

In continuation with the regularisation of layout approved in PPD/L.O.(Regularisation 2017) No.279/2019 in the reference 9th cited. The requested of the applicant in the reference 10th cited was

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examined the legend in the Regularisation layout plan is modified and incorporated. The modified legend incorporated in the Regularisation layout plan will be used for all purpose in future.

Yours faithfully,

For Senior Planner

Encl: i) Copy of approved layout

Copy to:

1. Thiru. Jaffar Hussain & Others,
   No.16, 3rd Part, Thiruneelagandar Nagar,
   Kavangarai,
   Chennai-600 066.

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).

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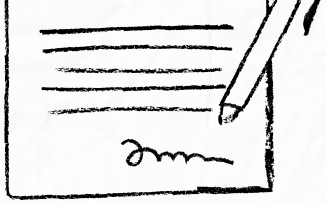

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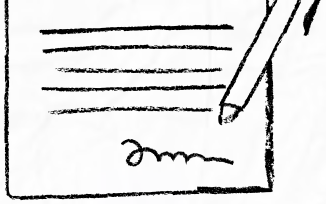

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