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**திருவேற்காடு நகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்**  
**முன்னிலை: திருமதி.சு.சித்ரா எம்.காம்., பி.எட்.,**

7. வ.வி.எண்.657/2018-2019

நாள்.16.04.2019

ந.க.எண்.2974/ 2019

**பொருள்:** அனுமதியற்ற மனை வரன்முறை திட்டம் 2017- திருவேற்காடு நகராட்சி -கோலடி கிராமம்,லஷ்மி நகர், ச.எண்.16/1B,(pt) 1C2 2B1 17/1B 18/2 3 19 20/1A1 1A2 1B1 1B2 மனை எண்.2 மனைவரன்முறைத்திட்டம் 2017ன் கீழ் அனுமதியற்ற மனையை வரன்முறை செய்து உத்திரவிடுதல் -சம்மந்தமாக.

**பார்வை:** 1. அரசாணை எண்.78, வீட்டு வசதி மற்றும் நகர்ப்புற வளர்ச்சி (UD4(3)) துறை நாள் 4-5-2017.  
2. அரசாணை எண்.172, வீட்டு வசதி மற்றும் நகர்ப்புற வளர்ச்சி (UD4(3)) துறை நாள் 13-10-2017.  
3. உறுப்பினர்-செயலர், சென்னை பெருநகர் வளர்ச்சிக்குழுவும், தாளமுத்து நடராஜன் மாளிகை, எழும்பூர், சென்னை-600 008 அலுவலகத்திற்கு மனுதாரர் online விண்ணப்பம் செய்த மனு எண்.CMDA/P/0022015/2017,நாள்.12.04.2019

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**உத்திரவு:-**

திருவேற்காடு நகராட்சி கோலடி கிராமம்,லஷ்மி நகர், ச.எண்.16/1B,(pt) 1C2 2B1 17/1B 18/2 3 19 20/1A1 1A2 1B1 1B2 மனை எண்.2 வரன்முறைத்திட்டம் 2017ன் கீழ் மனை வரன்முறை செய்ய பார்வை 3ல் காணும் உறுப்பினர்-செயலர், சென்னை பெருநகர் வளர்ச்சிக்குழுவும், சென்னை அவர்களின் கடிதத்தில் தெரிவிக்கப்பட்டுள்ளதன்படி தாங்கள் விண்ணப்பம் பரிசீலிக்கப்பட்டு கட்டணங்கள் செலுத்த கோரியதன்படி கீழ்க்கண்டவாறு கட்டணங்கள் தங்களால் செலுத்தப்பட்டுள்ளது. மேலும், பார்வை 1 மற்றும் 2ல் கண்டுள்ள அரசாணைகளில் வெளியிடப்பட்டுள்ள விதிமுறைகளுக்குட்பட்டு அனுமதியற்ற மனையை வரன்முறைசெய்து இதன் மூலம் உத்திரவிடப்படுகிறது.  
மனை இடத்தின் விவரம்

| வ.எண். | புல எண்.                                                                                        | மனை விவரம்                                                                                      |
|--------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| 1.     | கோலடி கிராமம்,லஷ்மி நகர், ச.எண்.16/1B,(pt) 1C2 2B1 17/1B 18/2 3 19 20/1A1 1A2 1B1 1B2 மனை எண்.2 | கோலடி கிராமம்,லஷ்மி நகர், ச.எண்.16/1B,(pt) 1C2 2B1 17/1B 18/2 3 19 20/1A1 1A2 1B1 1B2 மனை எண்.2 |

**கட்டணம் பெறப்பட்ட விவரம்**

| வ. எண் | கணக்குத்தலைப்பு                       | கட்டணம் | கட்டணம் செலுத்திய இரசீது எண். நாள்  |
|--------|---------------------------------------|---------|-------------------------------------|
| 1.     | அபிவிருத்திக் கட்டணம்                 | 3527500 | ரசீதுஎண்.0000542<br>நாள் 16-04-2019 |
| 2.     | முறைப்படுத்துதல் கட்டணம்              | 846600  | 16-04-2019                          |
| 3.     | மனைமுறைப்படுத்த நகராட்சிக்கான கட்டணம் | 150000  | ரசீதுஎண்.0000543<br>நாள் 16-04-2019 |

**பெறுநர்**

திரு.பவன்குமார் மற்றும் பலர்  
எண்.1,லஷ்மி நகர்  
கோலடி சென்னை - 600077

ஆணையர்  
திருவேற்காடு நகராட்சி

16/4/19

1  
By RPAD



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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

Egmore, Chennai - 600 008

Phone : 23414855 Fax: 91-044-28548416

E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)

Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. Reg.Layout/22015/2018

Dated: 12.04.2019

From

To

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

The Commissioner,  
Thiruverkadu Municipality,  
Thiruverkadu,  
Chennai-77.

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 “Lakshmi Nagar” unapproved layout (Comprising number of Plots is 295) in S.No. 16/1BPt,1C,2, 17/1B, 18/2,3, 19, 20/1A1,1A2,1B1,1B2 at Koladi Village comes within Thiruverkadu Municipality limit – Regularisation of Layout Frame work- Orders sent - Reg.

- Ref:
1. Registration No. CMDA/L/0046618/2017 dated 08.10.2018, registered by Thiru.B.Pavan Kumar & Others.
  2. Your letter No. Na.Ka. No.2974/2018/F1 dated 03.12.2018.
  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 18.02.2018 addressed to the local body.
  9. Your letter No.Na.Ka.No.2924/2018/F1 dated 28.03.2019.

The Regularisation Application for regularization of unapproved layout Namely “Lakshmi Nagar” unapproved layout (Comprising number of Plots is 295) in S.No. 16/1BPt,1C,2, 17/1B, 18/2,3, 19, 20/1A1,1A2,1B1,1B2 at Koladi Village registered by Thiru.B.Pavan Kumar & Others in

the reference 2<sup>th</sup> 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 6<sup>th</sup> 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 20<sup>th</sup> 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. 68,000/- (Rupees Sixty eight Thousand Only) for the Regularisation of **unsold plots** in the said layout.

5. The Thiruverkadu Municipality is requested to regularize the 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 charges as per G.O.Ms.No.78, H&UD dept, dated 04.05.2017 and G.O.Ms.No.172, H&U dept, dated 13.10.2017 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 as per G.O.Ms.No.78, H&UD dept, dated 04.05.2017 and G.O.Ms.No.172, H&U dept, dated 13.10.2017 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 Thiruverkadu Municipality has informed that the Road and OSR area gifted by the layout Promoter and taken over by them in the reference 9<sup>th</sup> cited.

7. The Thiruverkadu 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.

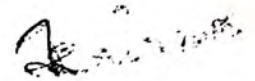
8. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural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

9. The Thiruverkadu 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 Thiruverkadu 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. 941 / 2019, dated 12.04.2019. Copy of Regularisation of layout frame work and Planning Permit No. 11793 dated 12.04.2019 are sent herewith for further action.

Yours faithfully,



For Senior Planner

12/4/19

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. B.Pavan Kumar & Others,  
No. 50, Thiruvengadam Nagar,  
West Tambaram,  
Chennai-600 045.
2. The Principal Secretary to Government,  
H&UD Department and Chairperson,  
Tamil Nadu Real Estate Regulatory Authority(TNRERA),  
1<sup>st</sup> 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).

Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERMIT No. 11753

PPD (Regularisation) No. 941 Date of Permit 12/4/2019  
LC 2017 2019

File No. Reg. Layout/22015/2018

Name of Applicant with Address Registration Slip No.  
CMDR/4/0046618/2017

Date of Application 8/10/18

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

S. No. 16/1Bpt, 1C, 2, 17/1B, 18/2, 3, 19, 20/1A1,  
Site Address 20/1A2, 1B1, 1B2, 1C, Koladi

Division No. Village within the Limit of Thiruvalluvar  
municipality.  
Layout Named as "Lakshmi Nagar"

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

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 SENIOR PLANNER  
MEMBER SECRETARY

12/4/19



our services doesn't just end there



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### **Property Documentation & Workflow Tools**

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real estate journey

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