



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



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/1061/2020

Dated: 17.07.2020

To

The Executive Officer,
Thirumazhisai Town Panchayat,
Thiruvallur District.

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 "SAI AVENUE" (Comprising 14 Plots in Total) in S.No. 186/3at Thirumazhisai Village comes within Thirumazhisai Town Panchayat limit – Regularisation of Layout Frame work- Final orders sent - Reg.

- Ref:
1. Registration application submitted through online No. CMDA/L/0070935/2017 dated 14.11.2018 registered by Tmt,N.UMA.
 2. Your letter No.Na.Ka.No.47/2018/A1 dated 24.01.2020 received this office on 27.01.2020.
 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.
 8. This office even No dated 03.06.2020 addressed to the Executive Officer, Thirumazhisai Town Panchayat.
 9. Your letter No.Na.Ka.No.61/2020/A1 dated 16.07.2020 received this office on 16.07.2020.
 10. Letter No. DB/T5(3)/I-Thirumazhisai Village – 1 I/2020/M/21.05.2020 received from Chief Engineer PWD,WRD Chennai-05

The Application for Regularization of Unapproved layout "SAI AVENUE" (Comprising 14 Plots in Total) in S.No. 186/3 at Thirumazhisai Village registered by Tmt,N.UMA, in the reference 1st cited has been examined, under the provisions of Government Orders/Operational Guidelines cited in the reference 3 & 4 and as per the Office Order No.15/2018 dated 12.12.2018 cited in the reference 5th 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.

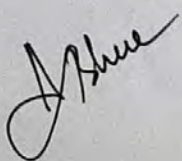
Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he/she/they shall have to prove it before the appropriate/competent Court to decide 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 sorted out with respect to the FMB of the site by local body and the applicant. Further connectivity of layout to the public road and internal road pattern shall be ensured by the local body before issuing final approval by the local body.

4. The applicant has remitted scrutiny fee of Rs. 7000/- (Rupees Seven thousand only) for the Regularisation of **unsold plots** in the said layout.

5. The Thirumazhisai Town Panchayat 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.75/-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 Thirumazhisai Town Panchayat 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 Thirumazhisai Town Panchayat Requested to ensure that roads are formed as shown in the plan and compliance of all conditions stipulated by PWD in there Letter No. DB/T5 (3)/ I -Thirumazhisai Village – II /2020/M/21.05.2020 shall obtain a letter from PWD conforming the compliance of conditions, before sanctioning and regularisation of the unapproved layout.

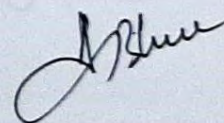
8. The Thirumazhisai Town Panchayat shall forward the copy of the Regularisation of layout framework along with gift deed for the roads and the OSR to the Tahsildar concerned for carrying out mutation in the revenue records especially in respect of Open Space reservation and roads.

9. 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.

10. The Thirumazhisai Town Panchayat is requested to inform the remittance of above charges to CMDA before regularization of individual plots/layout in this said layout framework.

11. The Thirumazhisai Town Panchayat is requested to ensure the layout sketch has transformed into ground as a layout and its existence, and also conformity with the Government order in the reference 3rd and 4th cited.

12. The Thirumazhisai Town Panchayat is requested to ensure the layout sketch has transformed into ground as a layout and its existence, and also conformity with the Government order in the reference 3rd and 4th cited. As per Rule 4 (7) underneath the alignment of high tension and extra high voltage electric line including tower line provided with the buffer zone and prohibited for any development. Local body should ensure the same before regularising the individual plot in the layout.

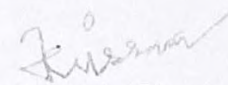


13. The Thirumazhisai Town Panchayat is also requested to host the layout frame work along with the regularization of individual plots/layout in your web-site.

14. The approval for the layout framework is numbered as PPD/L.O(Regularisation -2017) No.206/2020, dated 17.07.2020 Copy of Regularisation of layout frame work and Planning Permit

No. 12593 dated 17.07.2020 are sent herewith for further action.

Yours faithfully,

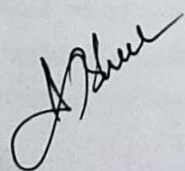

For Senior Planner

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.A.T.A.Barani,
No.14, Kalastrimurthi Avenue,
Kavalcheri,Thirumazhisai,
Chennai-600 124.
2. The Chairman 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).
5. Stock File.



Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 12593

Date of Permit. 17-7-2020

PPD [Regularisation 2017] No. 206
LO 2020

File No. Reg. L/1061/2020

Name of Applicant with Address Reg. Slip No. CMDA/L/0040638/
2017 dt. 8-8-2018, A. T. A. Barani
Date of Application. 27-1-2020

Nature of Development: ^{Regularisation} Layout/Sub-division of Land/Building construction/Change in use of Land/Building

Site Address. S No. 186/3 of Thirumazhisai
village, Thirumazhisai TP

Division No. _____

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 MEMBER SECRETARY

17/7/2020

Ashu

33

PROCEEDINGS OF THE EXECUTIVE OFFICER, THIRUMAZHISAI TOWN PANCHAYAT,
THIRUVALLUR DISTRICT
PRESENT: Thiru.K.Ravi

R C No. 61/2020,

DATED: 06.08.2020

- Sub : Regularisation Permission – Thirumazhisai Town Panchayat – Thiruvallur District – Thirumazhisai Village **S.No.186/3 – SAI AVENUE Layout** (No of Plots 14 (Sold-PLOTS-1, Reserved for OSR -1 Plot (1489 Sq. Ft) Unsold-12 PLOTS) **Regularisation Planning Permission – Order Issued.**
- Ref: 1) G O (MS) No.78H and UD4(3) Dept at Dated.04.05.2017 & G O (MS)No.172H and UD4(3) Dated.13.10.2017 .
- 2) Thiru.A. T. A. Barani, No.14, Kalasthiri Avenue, Thirumazhisai.
- 3) Member –Secretary, CMDA, Chennai.
- Lr No.Reg. Layout/**1061/2020 Dated.17.07.2020**
- 4) CMDA, Chennai.Planing Permit **PPD/LO No:206/2020, Dated.17.07.2020**
- 5) Other Connected Records.

---//---

Order:-

Layout Unsold Plots Regularisation Planning Permission of Un sold Plots Layout is Granted to Thiru.A. T. A. Barani in S.No.186/3 of Thirumazhisai Town Panchayat, Thirumazhisai Village **"SAI AVENUE"** Layout (No of Plots 14 (Sold-PLOTS-1, Reserved for OSR -1 Plot (1489 Sq. Ft) Unsold-12 PLOTS) are Marked shown the sold and unsold , reserved plots indicated in layout drawings) is Regularised and unsold plots 12 Nos only Approved here with subject to the following Conditions and vide collecting the Treasury Challan of Regularisation Charges Rs.36450/- and Regularisation Charges remitted to consent Government Head of Account, Unsold 127 No's plots Development Charges and other Charges Rs. 104375/- remitted to Local Body vide DD No.940095 City Union Bank, Thirumazhisai Branch , Dated.05.08.2020.

CONDITION

1. The Order is subject to all rules prescribed by the G O (MS) No.78H and UD4(3) Dept at Dated.04.05.2017 & G O (MS)No.172H and UD4(3) Dated.13.10.2017
2. " Issuance of Planning Permission by CMDA / Local Body under the statutory provisions does not confirm any ownership of title over the property in favour of the applicant. Before issuing Planning Permission for any development, CMDA/ Local bodies in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the documents (such as sale deed, Patta lease, Deed Gift ,etc) furnished by the applicant along with his/ her application to prove the same, Thus CMDA/ Local body Primarily consider only on whether the applicant prima facie has a right to carry out the development in the site under reference.
3. Any person who acquires interest in the property shall ensure independently about the ownership and the applicant 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 the appropriate / Competent court to decide on the ownership dispute or the get the matter settled in the court of Law and CMDA / Local body is not competent authority to decide on this matter"
4. No encroachment should be made in any Government Land, Poramboke etc, labour welfare fund Chennai, and report to this office early,
5. Regularisation Unsold Layout Planning Permission PPD No.206/2020 ULB Reg. Layout Serial No.4 here with under Regularisation Act.



Executive Officer
Thirumazhisai Town Panchayat
Thiruvallur District

To

Thiru.A. T. A. Barani No.14, Kalasthiri Avenue, Thirumazhisai

Copy To: Member –Secretary, CMDA, Chennai for favorable information and necessary actions.

[Signature]



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate