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PROCEEDINGS OF THE EXECUTIVE OFFICER MINJUR TOWN PANCHAYAT

Present:- Tmt. P. YAMUNA, M.A.,

R.C.No. 351 / 2019 / A1

Dated: 21.02.2020

Sub: REGULARISATION PERMISSION - Minjur Town Panchayat - Thiruvallur District - Survey No. 423/1A2 & 424/1B, Plots.11, M.M.Samy Nagar, Minjur Village - Regularisation Planning Permission - Order issued.

Ref: 1. G.O No.78 Date: 04.05.2017 & GO.MS.No.172 Date:13.10.2017.

2. Chennai Metropolitan Development Authority, Egmore Chennai, Letter No.Reg.Layout/ 9470 / 2018, **Dated: 29.01.2020.**

3. Application from **Thiru . P. Ramesh.**

4. Other connected records.

ORDER:

Plot Regularisation Planning Permission of vacant plot is granted **Thiru . P. Ramesh** in Survey No. 423/1A2 & 424/1B, Plots.11, M.M.Samy Nagar, Minjur Town Panchayat, Minjur Village is Regularised and approved here with subject to the following conditions.

CONDITIONS

1. This order is subject to all rules prescribed by G.O No.78 Date: 04.05.2017 & GO.MS.No.172 Date: 13.10.2017, Panchayat Union Government of Tamilnadu and Chennai Metropolitan Development Authority.
2. "Issuance of Planning Permission by CMDA / Local body under the statutory provisions does not confirm any ownership or title over the property, in favour of 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 documents (such as sale deed, patta lease, deed gift deed etc.,) furnished by the applicant along with his-her application to prove the same. Thus CMDA/Local body primarily consider **only** the aspect 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 it before 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, any report to this office early.

Regularisation Planning Permission No. 0077 / 2019-20 Reg Serial No.077/ 2020 is here with.

**Executive Officer,
Minjur Town Panchayat,
Thiruvallur District.**

To:

Thiru . P. Ramesh,
No.22, VR Palayam,
Minjur.

P. Ramakrishna

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/9470/2018

Dated: 29.01.2020

To

The Executive Officer,
Minjur 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 (Comprising 11 Plots in Total) in S.No.423/1A2 & 424/1B of Minjur Village comes within Minjur Town Panchayat limit - Regularisation of Layout Frame work- Orders sent - Reg.

- Ref:
1. Registration application submitted through online No. CMDA/I/0016809/2017 dated 29.03.2018 registered by Thiru.P.Ramesh.
 2. Your letter No.Na.Ka.No.59/2018/A1 dated 06.06.2019 received this office on 11.06.2019.
 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 24.09.2019 addressed to the Executive Officer, Minjur Town Panchayat.
 9. Your letter No.Na.Ka.No.351/2019/A1 dated 06.01.2020 received this office on 22.01.2020.

The Regularisation Application for regularization of unapproved layout (Comprising 11 Plots in Total) in S.No. 423/1A2 & 424/1B of Minjur Village, registered by Thiru.P.Ramesh, 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 6th cited, the Regularisation of layout framework of said layout is approved subject to the following.

P. Ramesh

- 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.

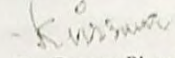
Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he/she/they shall have to prove it before the appropriate/competent Court to decide 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. 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.5500/- (Rupees Five thousand five hundred only) for the Regularisation of unsold plots in the said layout.

12. The approval for the layout framework is numbered as PPD/L.O(Regularisation -2017) No. 09/2020, dated 29.01.2020 Copy of Regularisation of layout frame work and Planning Permit No.12563 dated 29.01.2020 are sent herewith for further action.

Yours faithfully,


For Deputy Planner
(Reg. Layout Division)

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.P.Ramesh,
No.22, VR Palayam,
Minjur,
Chennai-601 203.
2. The Chairman TNREDA,
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.



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

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