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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/8143/2020 Dated: 08.02.2021

To

The Commissioner,
Poonamallee Panchayat Union,
Chennai-56.

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 "Sri Sakthi Garden" (Comprising 28 Plots in Total) in S.No.451/4B,4C,4D of Thirunindravur Village comes within Poonamallee Panchayat Union limit – Regularisation of Unapproved Layout- Orders sent - Reg.

Ref:
1. Registration No. CMDA/L/0022018/2017 dated 26.04.2018 registered by M/s.Satyam Housing Promoters.
2. Your letter Na.Ka.No.1944/2020/A3 dated 28.08.2020, received this office on 01.09.2020.
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 Department, Chennai-28.
8. This office letter even No dated 05.01.2021 addressed to the Commissioner, Poonamallee Panchayat Union.
9. Your letter No.R.C.No.190/2021/A3 dated 22.01.2021, received this office on 05.02.2021

The Regularisation Application for regularization of unapproved layout namely "Sri Sakthi Garden" (Comprising 28 Plots in Total) in S.No.451/4B,4C,4D of Thirunindravur Village, registered by M/s.Satyam Housing Promoters, in the reference 1st cited and received in the reference 2nd cited has been examined, under the provisions of Government Orders/Operational Guidelines in the reference 3rd & 4th cited and as per the Office Order No.15/2018 dated 12.12.2018 in the reference 6th cited, the Regularisation of said unapproved layout is approved subject to the following

For M/s. SATYAM HOUSING PROMOTERS

Partner

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 construc/ 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.

For M/s. SATYAM HOUSING PROMOTERS

Partner

4. The applicant has remitted scrutiny fee of Rs.12, 500 /- (Rupees Twelve Thousand and Five Hundred only) for the Regularisation of **unsold plots** in the said layout.

5. The Commissioner, Poonamallee Panchayat Union is requested to regularize the each individual plot/plots in this approved Regularisation of layout 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.

6. The Commissioner, Poonamallee Panchayat Union 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 Commissioner, Poonamallee Panchayat Union has to ensure that roads are formed as shown in the plan and conditions of CE, PWD (WRD) in Letter No. DB/T5(3)I-Thiruninravur-II/2018/M/29.10.2018 should be strictly adhered and compliance should be ensured by local body before issue of final approval of regularisation layout.

8. The Commissioner, Poonamallee Panchayat Union 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 Commissioner, Poonamallee Panchayat Union is requested to inform the remittance of above charges to CMDA before regularization of individual plots/layout in this said layout framework.

11. The Commissioner, Poonamallee Panchayat Union 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.

For M/s. SATYAM HOUSING PROMOTERS

Partner

12. The Commissioner, Poonamallee Panchayat Union is also requested to host the layout frame work along with the regularization of individual plots/layout in your web-site.

13. The Regularisation of Layout approval issued by CMDA under the regularisation of unapproved plots and layouts rules-2017 is not final. The applicant has to obtain final approval (Regularisation of Layout) from the local body concerned based on the regularisation of layout approved by CMDA.

14. The approval for the layout framework is numbered as PPD/L.O(Regularisation -2017) No.**24/2021,** dated 08.02.2021 Copy of Regularisation of layout frame work and Planning Permit No.**13431** dated 08.02.2021 are sent herewith for further action.

Yours faithfully,

For Deputy 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. M/s.Satyam Housing Promoters,
   No.95C, 1st Floor, MTH Road,
   Mannurpettai, Padipost,
   Chennai-600 050.

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.

For M/s. SATYAM HOUSING PROMOTERS

Partner

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 13821

PPD / LO [Regularisation 2017] Date of Permit 08.02.21 No: 24/2021

File No. Reg/L/8143/2020

Name of Applicant with Address. Reg.slip no: CMDA/L/22018/17 dt. 26.04.18. M/S. SATYAM HOUSING PROMOTERS Date of Application 01.09.2020

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

Site Address. S.no. 451/4B, 4C & 4D, Thirunindravur village. Poonamllee P.U.

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

8/2/21

For M/s. SATYAM HOUSING PROMOTERS

Partner

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பூவிருந்தவல்லி ஊராட்சி ஒன்றியம் ஆணையர் அவர்களின் செயல்முறைகள்
முன்னிலை: திரு. G. பாலசுப்பிரமணியம், B.Sc.,

ந.க.எண். 0190/2021/அ3 நாள்: 04.03.2021.

அய்யா,

பொருள் : அங்கீகாரமற்ற மனைப்பிரிவு வரண்முறை படுத்தும் திட்டம் 2017 – பூவிருந்தவல்லி ஊராட்சி ஒன்றியம் – கொசவன்பாளையம் ஊராட்சி திருநின்றவூர் - 'B' ச.எண். 451/4B,4C,4D–ல் 28 மனைப்பிரிவுகள் (ஸ்ரீ சக்தி கார்டன்) அமைக்க திட்ட அனுமதி ஒப்பளிக்கப்பட்டது – இறுதி அனுமதி வழங்குதல் – சார்ந்து.

பார்வை :
1. உறுப்பினர் மற்றும் செயலர், சென்னை பெருநகர வளர்ச்சிக் குழுமம் கடித எண் Reg L1/8143/2020 நாள். 05.01.2021.
2. உறுப்பினர் மற்றும் செயலர், சென்னை பெருநகர வளர்ச்சிக் குழுமம் கடித எண் Reg L1/8143/2020 நாள். 08.02.2021.
3. Thiru. **M/s. Satyam Housing Promoters,** No95C, 1st Floor, MTH Road, Mannurpettai, Padipost, Chennai-600 050.

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பார்வை1ல் கண்டுள்ள கடிதத்தின்படி கொசவன்பாளையம் ஊராட்சி திருநின்றவூர் - 'B' ச.எண். 451/4B,4C,4D–ல் 28 மனைப்பிரிவுகள் (ஸ்ரீ சக்தி கார்டன்) சென்னை பெருநகர் வளர்ச்சி குழுமத்தால் அங்கீகாரமற்ற மனைப்பிரிவு வரன்முறைபடுத்தப்பட்டுள்ளது. மேலும் இதற்குரிய சென்னை பெருநகர வளர்ச்சி குழும வரன்முறை கட்டணம் ரூ.47,200/- (ரூபாய் நாற்பத்து ஏழாயிரத்து இறுனூறு மட்டும்) வசூலிக்கப்பட்டு சென்னை பெருநகர் வளர்ச்சி குழும நிதியில் செலுத்தப்பட்டுள்ளது. மேலும் கீழ்காணும் சென்னை பெருநகர வளர்ச்சிக் குழுமத்தின் நிபந்தனை விதிகளுக்குட்பட்டு, வளர்ச்சி கட்டணங்கள் மற்றும் வரன்முறைக்கட்டணங்கள்வசூலிக்கப்பட்டு இறுதி அனுமதி வழங்க உத்தரவிடப்படுகிறது .

நிபந்தனைகள்

1. சென்னை பெருநகர வளர்ச்சி குழுமம், வரன்முறை திட்டம் - 2017 PPDL.O.NO.24/2021 APPROVED VIDE LETTER NO. Reg Layout/8143/2020, நாள். 08.02.2021. ல் வரைபடத்தில் உள்ள நிபந்தனைகள் அனைத்தும் பொருந்தும்.
2. சென்னை பெருநகர வளர்ச்சி குழுமத்தால் சட்ட விதிமுறைகளுக்குட்பட்டு வழங்கப்படும் வரைபட அனுதியானது விண்ணப்பதாரரின் சொத்தின் மீது எவ்வித உரிமையும் உறுதிப்படுத்தல் ஆகாது.

இணைப்பு : மனைப்பிரிவு வரைபடம்

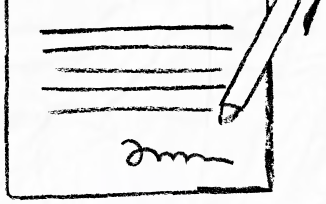
ஆணையர்
பூவிருந்தவல்லி ஊராட்சி ஒன்றியம்

நகல்

1. Thiru. **M/s. Satyam Housing Promoters,** No95C, 1st Floor, MTH Road, Mannurpettai, Padipost, Chennai-600 050.
2. உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம். எண் 1, காந்தி இர்வின் சாலை, எழும்பூர், சென்னை – 08.

For M/s. SATYAM HOUSING PROMOTERS

Partner



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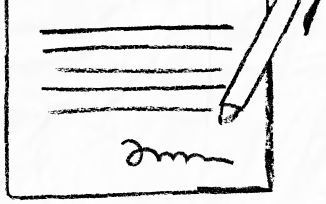
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