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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/7561/2018 Dated: 12.11.2019

From

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

To

The Commissioner,
Sholavaram Panchayat Union,
Sholavaram.

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 Sun city Extension-I" (Comprising 467 Plots in Total) in S.No. 318/2Pt, 3, 319/1Pt, 2Pt, 320Pt, 321/1Pt, 329/1, 2A, 2B, 3, 4Pt, 330/1A, 1B, 2Pt, 331/3, 4, 332/1A, 1B, 2 & 334 of Angadu Village comes within Sholavaram Panchayat union limit – Regularisation of Layout Frame work- Orders sent - Reg.

Ref:

1. Registration No. CMDA/L/0026511/2017 dated 30.04.2018 registered by Thiru.Kumar.
2. Your letter No.Na.Ka.No. 1802/2018/A3 dated 07.05.2018, received this office on 08.05.2018.
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 letter even No dated 18.10.2019 addressed to the local body.
9. Your letter No.Na.Ka.No.1802/2018/A3 dated 05.11.2019, received this office on 11.11.2019.
10. Letter No.DB/T5(3)/F-Angadu Village-I/2019/M/14.02.2019 received from PWD, addressed to the MS,CMDA.

The Regularisation Application for regularization of unapproved layout Namely Namely "New Sun city Extension-I" (Comprising 467 Plots in Total) in S.No. 318/2Pt, 3, 319/1Pt, 2Pt, 320Pt, 321/1Pt, 329/1, 2A, 2B, 3, 4Pt, 330/1A, 1B, 2Pt, 331/3, 4, 332/1A, 1B, 2 & 334 of Angadu Villageregistered by Thiru.Kumar, 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.

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 by the local body.

4. The applicant has remitted scrutiny fee of Rs.23, 500/-(Rupees Twenty Three Thousand and Five Hundred only) for the Regularisation of **unsold plots** in the said layout.

5. The Sholavaram 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.

6. The Sholavaram 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 Sholavaram Panchayat Union Requested to ensure that roads are formed as shown in the plan and compliance of all conditions stipulated by PWD in their Letter No.DB/T5(3)/F-Angadu Village-I/2019/M/14.02.2019 shall obtain a letter from PWD conforming the compliance of conditions, before sanctioning and regularisation of the unapproved layout.

8. The Sholavaram 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 Sholavaram 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 Sholavaram 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.

12. The Sholavaram 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 approval for the layout framework is numbered as PPD/L.O(Regularisation -2017) No.1981/2019, dated 12.11.2019 Copy of Regularisation of layout frame work and Planning Permit No.12543 dated 12.11.2019 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.Kumar,
   No.65/1, Sanganna Street,
   Sindgadhripet,
   Chennai-600 002.

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.

PROCEEDINGS OF THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION

Present: Thiru.K.Ravi.,

D:Dis.1802/2018/A3 Dated: 26.11.2019

Sub : Regularisation Permission–Sholavaram Panchayat Union Office – **Angadu** Panchayat, **Angadu** Village – **New Sun City Extension-I**, S.No.**318/2Pt, 3, 319/1Pt, 2Pt, 320Pt, 321/1Pt, 329/1, 2A, 2B3, 4Pt, 330/1A, 1B, 2Pt, 331/3, 4, 332/1A, 1B, 2 & 334** Unsold Plots 47 Nos - Regularisation Planning permission – Order Issued.

Ref : 1) The Member Secretary, CMDA Chennai Letter No. Reg.Layout / 7561/2018 dt. 12.11.2019
2) Other connected records.
3) G.O.No.78 Date:04.05.2017 & G.O.MS.No.172 Date:13.10.2017

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Order:

Plot Regularisation Planning permission of vacant plot is granted to **Thiru.Kumar**, Chindadhripet, Chennai-02, in S.No. **318/2Pt, 3, 319/1Pt, 2Pt, 320Pt, 321/1Pt, 329/1, 2A, 2B3, 4Pt, 330/1A, 1B, 2Pt, 331/3, 4, 332/1A, 1B, 2 & 334** of **Angadu** Panchayat, **Angadu** Village, **New Sun City Extension-I** Unsold 47 Nos (Plot Area: **3759** Sq.m) is Regularised and approved here with subject to the following conditions.

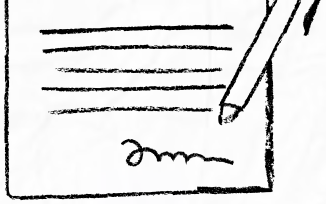
Conditions

1. This order is subject to all rules prescribed by G.O.No.78 Date:04.05.2017 G.O.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 of title over the property, in favor 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 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 properly shall ensure independently about the ownership ant 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 o 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 Planning Permission No.**12543**. Reg. Serial No.**504** is here with.

Commissioner,
Sholavaram Panchayat Union.

26/11/19

To
Thiru.Kumar,
No. 65/1, Sanganna Street,
Chindadhripet,
Chennai – 600002.



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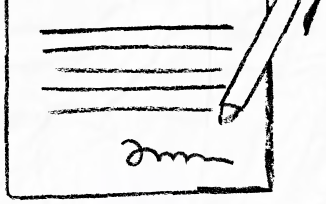

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