

By RPAD



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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E-mail: mscmda@tn.gov.in web site: www.cmdachennai.gov.in

Letter No. Reg.Layout/16244/2018**dated: 06.02.2020**

To
The Commissioner,
Puzhal Panchayat Union,
Chennai.

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 in Survey No.96/1 of Vilangadupakkam village of Puzhal Panchayat Union – Regularisation of Layout Frame work- Orders sent - Reg.

- Ref:
1. G.O.Ms.No.78, H&UD dept, dated 04.05.2017
 2. G.O.Ms.No.172, H&UD dept, dated 13.10.2017.
 3. Proc.No.Reg.Layout/14941/2017 dated 03.11.2017.
 4. This Office Order No. 15/2018 dated 12.12.2018.
 5. Registration No. CMDA/L/0017722/2017 dated 19.04.2018 registered by Thiru S.Thanigachalam.
 6. The Commissioner, Puzhal Panchayat union in Letter No. RC.No.1443/2018/A3 dated 06.09.2018.
 7. This Office Letter even No dated 25.10.2019 addressed to the Local Body.
 8. Your letter No. Na.Ka.No.1782/2019/A3 dated 12.12.2019 furnishing the copy of registered Gift deed for OSR & Road portion.

The Regularisation Application for the unapproved layout in Survey No.96/1 of Vilangadupakkam village, registered by Thiru S.Thanigachalam in the reference 5th cited has been examined under the provisions of Government Orders/Operational Guidelines cited in the reference 1 to 3 and as per the Office Order No.15/2018 dated 12.12.2018 cited in the

reference 4th cited and 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(III) department dated 04.05.2017 and G.O.Ms.No.172 H&UD UD4(III) 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 an approved 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 applicant has remitted scrutiny fee of Rs.20,000/- (Rupees Twenty Thousand only) for the Regularisation of **unsold plots** in the said layout.

4. The Puzhal 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.

5. The Commissioner, Puzhal Panchayat Union has furnished the copy of the Gift Deed executed in favour of the Local Body for Road and OSR Area along with the registered Skeleton Plan duly attested by the Commissioner, Puzhal Panchayat Union on every page including the reverse side of the first page where registration details are entered by the Registration Department in the reference 8th cited. Hence, the Commissioner, Puzhal Panchayat Union is hereby requested to ensure the possession of gifted Road and OSR portion.

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

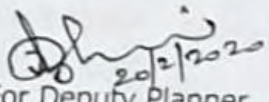
7. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural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

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

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

10. The approval for the layout framework is numbered as PPD/L.O (Regularisation -2017) No. **028 / 2020**, dated **06.02.2020** with Copy of Regularisation of layout frame work and Planning Permit No. **12565**, dated 06.02.2020 are sent herewith for further action.

Yours faithfully,


For Deputy Planner
APU- B - North Division.
20/2/2020

Encl:

- i) Copy of approved layout
- ii) Planning permit (in duplicate)

Copy to:

1. Thiru S.Thanikachalam,
39/7, Bajanai Koil Street,
Redhills,
Chennai - 600 052.
2. The Chairman,
Tamil Nadu Real Estate Regulatory Authority (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. 12565

PPD/LO (Regularisation) No. 028/2020 Date of Permit 06/02/2020
- 2017 Thiru.S.Thanikachalam

File No. Reg/Layout/16244/2018

Name of Applicant with Address. Registration slip No. CMDA/L/0017722/2017
Date of Application 19/04/2018

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

Site Address: S. No. 96/1 of Vilangadupakkam village

Division No. Within Puzhal P.U. Limit

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 06/02/2020
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

06/02/2020

S. Thairull

Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C P Act 1971)

05/05/2020
Date of Permit
TAMILNADU
2020
-2017
10.028
REGISTRATION
2017
2020
10/10/2017

CONDITIONS

- Note:-
1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated
 2. 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.

ON is granted to the (planning division of land)
in use of land building according to the
of the plan attached hereto and subject to the

shall be completed as per plan before the expiry
of the period specified in the plan for renewing the
planning permit or as amended. Chennai Metropolitan Development
Authority shall be liable for the said date.
The Government Control Plan for the said land is attached hereto and
shall be read in conjunction with the plan and the conditions in the plan
shall be read in conjunction with the plan and the conditions in the plan

05/05/2020
FOR SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

(3)

புழல் ஊராட்சி ஒன்றிய ஆணையர் அவர்களின் செயல்முறைகள்
முன்னிலை: திரு.எஸ்.அமிழ்தமன்னன்.

ந.க.எண்.1782/2019/அ3

நாள். 20.03.2020

பொருள்: வரைபட ஒப்புதல்- புழல் ஊராட்சி ஒன்றியம்- வினாங்காடுபாக்கம் ஊராட்சி-
சர்வே எண். 96/1 - வீட்டு மனைப்பிரிவு- அங்கீகாரம் இல்லாத வீட்டுமனைப்
பிரிவு வரன்முறைப்படுத்தும் திட்டம் 2017-ன் மூலம் வரன்முறைப்படுத்தி
வரப்பெற்றது- உத்தரவு வழங்குதல்.

பார்வை: 1).G.O.Ms.No.78H & UD Dept. Dated.04.05.2017.
2).G.O.Ms.No.172 H & UD Dept., Dated.13.10.2017.
3).Proceeding No. Reg. Layout/ 16244/2018 Dt.06.02.2020.
4).Regularization No.CMDA/L/0017722/2017 Dt.19.04.2018
5).This Office Letter Dated.12.12.2018 addresses to the Puzhal
Panchayat Union.
6).Letter RC No.1782/2019/A3 Dated.24.10.2019 Received from
the Puzhal Panchayat Union enclosed the copy of the registered Gift deed.
7).The Member Secretary, CMDA Chennai as PPD/L.o NO.028/2020
Dt.06.02.2020. PP No.12565 t.06.02.2020.
8).The Commissioner, Puzhal Panchayat Union Letter
Rc.No.1782/2019/A3 Dated. 24.10.2019.

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உத்தரவு:

பார்வை 1 முதல் 6 வரையிலான கடிதங்களின் மூலம் கருத்துருக்கள் அனுப்பப்பட்டு
நடவடிக்கை மேற்கொள்ளப்பட்டு, பார்வை 7-ல் காணும் உறுப்பினர்/ செயலர், சென்னை பெருநகர
வளர்ச்சி குழுமம், சென்னை அவர்களின் கடிதத்தின்படி, புழல் ஊராட்சி ஒன்றியம்,
வினாங்காடுபாக்கம் ஊராட்சி, சர்வே எண். 96/1 கொண்ட அங்கீகரிக்கப்படாத 48 வீட்டு மனைகள்
வரன்முறைப்படுத்தும் திட்டம் 2017-ன் கீழ் வரன்முறைப்படுத்தப்பட்டு ஏற்கனவே விற்கப்பட்டுவிட்ட
8 வீட்டுமனைகள் போக விற்கப்படாமல் உள்ள மீதமுள்ள 35 வீட்டு மனைகளுக்கு, (4 Plot
Reserved for OSR & 1 Plot Road), மட்டும் பார்வை 8-ல் காணும் இவ்வலுவலக கேட்பு கடிதத்தின்
மூலம் கீழ்காணும் தொகைகள் செலுத்திட கடிதம் வழங்கப்பட்டுள்ளது.

வ. எண்	கட்டண விவரம்	செலுத்திய தொகை	தொகை செலுத்திய விவரம்
1	வளர்ச்சி கட்டணம் (DC Charges)	80,000/-	Canara Bank, Padiyanallur DD NO.929326 Dt.09.03.2020
2	வரன்முறைக் கட்டணம் (RC Charges)	1,00,000/-	SBI, Ambattur Chellan Dt.09.03.2020.

மேற்படி தொகைகள் செலுத்தப்பட்டு வரப்பெற்றுள்ளதைத் தொடர்ந்து, மேற்படி
விற்கப்படாமல் உள்ள 35 வீட்டு மனைப்பிரிவு பிளாட்டுகள் இணைப்பில் கண்டுள்ள வரைபடத்தில்
குறிப்பிடப்படாமல் உள்ள வீட்டுமனைகள் மட்டும் விற்பனை செய்துகொள்ளவும், பத்திரப்பதிவுகள்
செய்துகொள்ளவும் இதன் மூலம் உத்தரவு வழங்கப்படுகிறது.

ஆணையாளர்,

புழல் ஊராட்சி ஒன்றியம்.

பெறுநர்: திரு.எஸ்.தணிகாசலம்,

கதவு எண்.39/7, பஜனை கோயில் தெரு,
செங்குன்றம், சென்னை-52

20/3/2020

நகல்: சார்பதிவாளர், செங்குன்றம்,

சார்பதிவாளர்
ராட்ஹில்ஸ்

S. Thairull