

By RPAD



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. Reg.Layout/1060/2020

Dated: 02.06.2020

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 “Masilamani Nagar” (Comprising 80 Plots in Total) in S.No.356, 358, 359/1A,1B & 361/1A,1B of Thirumazhisai Village comes within Thirumazhisai Town Panchayat limit – Regularisation of Unapproved Layout - Orders sent - Reg.

- Ref:
1. Registration application submitted through online No. CMDA/L/0037452/2017 dated 04.07.2018 registered by Thiru.K.Ravi (One of the plot purchaser from Thiru.V.Velusamy & Tmt.Umamaheswari).
  2. Your letter No.Na.Ka.No.47/2018/A1-158 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 05.03.2020 addressed to the Executive Officer, Thirumazhisai Town Panchayat.
  9. Your letter No.Na.Ka.No.45/2020/A1 dated 20.03.2020 received this office on 23.03.2020.

The Regularisation Application for regularization of unapproved layout namely “Masilamani Nagar” (Comprising 80 Plots in Total) in S.No.356, 358, 359/1A,1B & 361/1A,1B of Thirumazhisai Village, registered by Thiru.V.Velusamy & Tmt.Umamaheswari, in the reference 1<sup>st</sup> cited and received in reference 2<sup>nd</sup> 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 6<sup>th</sup> cited, the Regularisation of said unapproved layout is approved subject to the following.

V. Umamaheswari

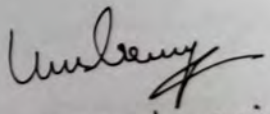
- i. As per G.O.(Ms).No.78 H&UD UD4(3) department dated 04.05.2017 and G.O.Ms.No.172 H&UD UD4(3) department dated 13.10.2017 the individual plots to be regularized separately after Regularisation of layout frame work.
- ii. Only those unapproved layouts where a part or full number of plots have been sold through a registered sale deed as on 20<sup>th</sup> 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.34500/- (Rupees thirty four thousand five hundred only) for the Regularisation of unsold plots in the said layout.

  
V. Suresh Kumar

5. The Thirumazhisai Town Panchayat is requested to regularize the each individual plot/plots in this approved Regularisation of unapproved 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.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 Executive Officer, Thirumazhisai Town Panchayat has informed that the Road and OSR area gifted by the layout Promoter and taken over by them in the reference 9<sup>th</sup> cited.

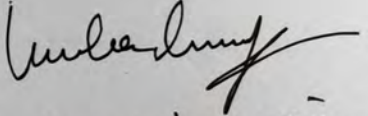
7 The Executive Officer, Thirumazhisai Town Panchayat shall forward the copy of the Regularisation of layout framework along with gift deed for the roads and the OSR to the Tahsildar concerned for carrying out mutation in the revenue records especially in respect of Open Space reservation and roads.

8. 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.

9. The Executive Officer, 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.

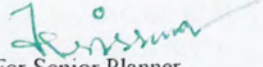
10. The Executive Officer, Thirumazhisai Town Panchayat is requested to ensure the layout sketch has transformed into ground as a layout and its existence, and also conformity with the Government order in the reference 3<sup>rd</sup> and 4<sup>th</sup> cited.

11. The Executive Officer, Thirumazhisai Town Panchayat is also requested to host the layout framework along with the regularization of individual plots/layout in local body web-site.

  
V. Vigneshwari

12. The approval for the layout framework is numbered as PPD/L.O(Regularisation -2017) No. 160/2020, dated 02.06.2020 Copy of Regularisation of layout frame work and Planning Permit No.12586 dated 02.06.2020 are sent herewith for further action.

Yours faithfully,

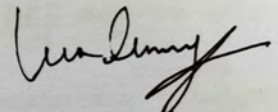
  
For Senior Planner  
(Reg. Layout Division)

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. V. Velusamy & Tmt. Umamaheswari,  
No.34, Avvai Colony,  
Kotturpuram,  
Chennai-600 085.
2. The Chairman TNRERA,  
1<sup>st</sup> 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.

  
V. Uma maheswari

Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERMIT No. 12586

PPD [Regularisation 2017] No. 160  
LO 2020  
Date of Permit... 2-6-2020

File No. Reg. L/1060/2020

Name of Applicant with Address. Reg. Slip No. CMDA/L/10057452/  
2017 dt. 4-7-2018 [Thiru. V. Velusamy & others]  
Date of Application... 27-1-2020

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

Site Address: S. No. 356, 358, 359, 1A & 1B, 361, 1A & 1B  
of Thirumazhisai village, Thirumazhisai T.F.

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 applicab<sup>ls</sup>. If the construction already put up is in deviation to the approved  
plan and in violation of rules. Planning permit will not be renewed.

*[Signature]*  
For MEMBER SECRETARY  
26/2020

*[Signature]*  
V. Anantharaman

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.

*(Handwritten Signature)*  
v. omme shahar unai

REG - 2017

PROCEEDINGS OF THE EXECUTIVE OFFICER, THIRUMAZHISAI TOWN PANCHAYAT, THIRUVALLUR DISTRICT

PRESENT: Tmt.V.PREMA

R C No. 45/2020,

DATED: 05.06.2020

Sub Regularisation Permission – Thirumazhisai Town Panchayat – Thiruvallur District – Thirumazhisai Village S.No.356, 358, 359/1A,B & 361/1A,1B – Masilamani Nagar Layout (No of Plots 69 (Sold-PLOTS-2, Reserved for OSR 9 Plots, Unsold-69 PLOTS) Regularisation Planning Permission – Order Issued.

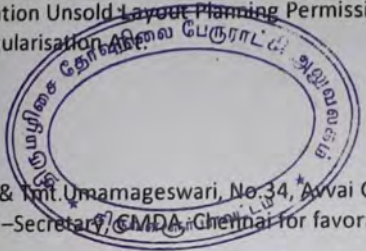
- Ref: 1) G O (MS) No.78H and UD4(3) Dept at Dated.04.05.2017 & G O (MS)No.172H and UD4(3) Dated.13.10.2017 .
2) Thiru.V.Velusamy & Tmt.Umamageswari, No.34, Avvai Colony, Kotturpuram, Ch-85.
3) Member –Secretary, CMDA, Chennai.
Lr No.Reg. Layout/1060/2020 Dated.02.06.2020
4) CMDA, Chennai.Planning Permit PPD/LO No:160/2020, Dated.02.06.2020
5) Other Connected Records.

Order:-

Layout Unsold Plots Regularisation Planning Permission of Un sold Plots Layout is Granted to Thiru.V.Velusamy & Tmt.Umamageswari in S.No.356, 358, 359/1A,B & 361/1A,1B of Thirumazhisai Town Panchayat, Thirumazhisai Village "Masilamani Nagar" Layout (No of Plots 69 (Sold-PLOTS-2, Reserved for OSR 9 Plots, Unsold-69 PLOTS) are Marked shown the sold and unsold , reserved plots indicated in layout drawings ) is Regularised and unsold plots 69 Nos only Approved here with subject to the following Conditions and vide collecting the Treasury Challan of Regularisation Charges Rs.190350/- and Regularisation Charges remitted to consent Government Head of Account, Unsold 69 No's plots Development Charges and other Charges Rs. 490875/- remitted to Local Body vide DD No.200209 South Indian Bank, Poonamallee Branch, Dated.05.06.2020.

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 No.160/2020 ULB Reg. Layout Serial No.7 here with under Regularisation



Executive Officer
Thirumazhisai Town Panchayat
Thiruvallur District

To Thiru.V.Velusamy & Tmt.Umamageswari, No.34, Avvai Colony, Kotturpuram, Ch-85,
Copy To: Member –Secretary, CMDA, Chennai for favorable information and necessary actions.

Handwritten signature: V. Uma Maheswari