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Local Body

By RPAD



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. Reg.Layout/14675/2018

Dated: 22.02.2019

From

To

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

The Commissioner,
Avadi Municipality,
Avadi, Chennai-54.

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 “Vishnu Avenue” Comprising in T.S.NO. 3PART, BLOCK NO.78 WARD-1 (S.NO.674/2PART) at Paruthipattu Village comes within Avadi Municipality limit – 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. This Office Letter No.Reg Layout/14941/2017 dated 21.01.2019. Addressed to The Inspector General of Registration Department. Chennai-28.
 6. Registration No. CMDA/L/0039484/2017 dated 25.07.2018, registered by Thiru.S.Parthasarathy.
 7. This office even No dated 23.01.2019 addressed to the local body.
 8. Your letter No. Na.Ka. No.901/2018/F1 dated 13.02.2019.
 9. PWD Letter No. DB / T5 (3) / F-011864 – 1 – Paruthipattu / 2018 / 31.12.2018.

The Regularisation Application for regularization of unapproved layout Namely “Vishnu Avenue” Comprising in T.S.NO. 3PART, BLOCK NO.78 WARD-1 (S.NO.674/2PART) at Paruthipattu Village registered by Thiru. S.Parthasarathy.in the reference 6th 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, 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 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 applicant has remitted scrutiny fee of Rs. 12,000/- (Rupees Twelve Thousand only) for the Regularisation of **unsold plots** in the said layout.

4. The Avadi Municipality 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. 60/- 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.250/-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 Avadi Municipality has informed that the Road and OSR area gifted by the layout Promoter and taken over by them in the reference 8th cited.

6. The Avadi Municipality Requested to ensure that roads are formed as shown in the plan and compliance of all conditions stipulated by PWD in there Letter No. DB/T5(3)/F-011864-1-Paruthipattu/2018/31.12.2018 and shall obtain a letter from PWD conforming the compliance of conditions, before sanctioning and regularisation of the unapproved layout.

7. The Avadi Municipality 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.

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

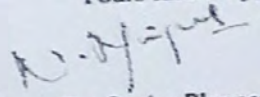
lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

9. The Avadi Municipality is requested to inform the remittance of above charges to CMDA before regularization of individual plots/layout in this said layout framework.

10. The Avadi Municipality is also requested to host the layout frame work along with the regularization of individual plots/layout in your web-site.

11. The approval for the layout framework is numbered as PPD/L.O(Regularisation -2017) No.514 / 2019, dated 22.02.2019 Copy of Regularisation of layout frame work and Planning Permit No.11775 dated 22.02.2019 are sent herewith for further action.

Yours faithfully,


For Senior Planner
4/3
22/2/19

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. S.Parthasarathy.,
No.35, 24th Street,
JB Estate, Avadi,
Chennai-600 054.
2. The Principal Secretary to Government,
H&UD Department and Chairperson,
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).

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Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 11775

PPP (Regularisation) No. 514
LO 2017 2019

Date of Permit 22/2/2019

File No. Reg. Layout / 14675/2018

Name of Applicant with Address Registration Slip no.

CMDA / L / 0039484 / 2017

Date of Application 25/7/2018

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

Site Address T-S no 3 pt, Block no 7B, Ward I (S-no 674/2 pt)

of Paruthipattu Village within the

Division No. Limits of Avadi municipality.

Layout Named as "Vishnu Avenue"

Development Charge paid Rs. _____ Challan No. _____ Date _____

framework PERMISSION is granted to the *Regularisation of Layout*
~~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.

[Signature]
SENIOR PLANNER
For MEMBER SECRETARY

[Signature]
22/2/19

ஆவடி பெருநகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்

முன்னிகை :- திரு. மு.ஜோதிசுமார்

ந.க.எண். 2456/19/F1

நாள்: 04/03/2019

PERMIT NO: 04/2456/19/F1

பொருள் : அனுமதிப்பற்ற மனைப்பிரிவு மனை - ஆவடி பெருநகராட்சி - மனைகளை பெருநகர வளர்ச்சி குழுமத்தால் அனுமதிப்பற்ற மனைப்பிரிவு வரம்புகள் கீழ் - மனைகளை அளவிடவான ஒப்புதல் வழங்கப்பட்டது S.No. 674/2, part.....
WARD...I.....Block...78.....T.S.No.3 part..... Vishnu Avenue
 சிராமம்..... மனையை வரம்புகள் கீழ் ஒப்புதல் - ஏமா மனை.

- பார்வை :**
1. அரசாணை எண்.172, விட்டுவாதி மற்றும் நாய் நு வளர்ச்சி துறைமுகம் 13.10.2017.
 2. தங்களால் Online-ல் அளிக்கப்பட்ட விண்ணப்பம் CMDA/F1/DO.39484...../2017, Date..25/01/2018.....
 3. சென்னை பெருநகர வளர்ச்சி குழுமம் P.P.D./L.O.No.....514...../2019
 4. இவ்வனுமனை கேட்பு அறிவிப்பு - நாள் 04/03/19.....
 5. தங்களால் மனை வரம்புகள் கீழ் ஒப்புதல் கட்டணம், அபிவிருத்தி கட்டணம் செலுத்திய நாள் 07/03/19, 06/03/19

உத்தரவு :-

ஆவடி பெருநகராட்சி **பி.ஜி.சி.பி.சி.** சிராமம், சர்வே எண் 674/2 part
WARD...I.....Block...78.....T.S.No.3 part Vishnu Avenue
 மனைப்பிரிவில் உள்ள 1900 ச.மீ. பரப்பளவு கொண்ட மனை எண் 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 24 பார்வை 1ல் கண்டுள்ள அரசாணையின் படி, பார்வை 3-ல் கண்டுள்ள உற்பத்தி செயல்பாடுகளை பெருநகர வளர்ச்சி குழுமம் அவர்களால் மனைப்பிரிவு கட்டமைப்பு ஒப்புதல் அளிக்கப்பட்டுள்ளது. மேற்படி ஒப்புதல் வழங்கப்பட்டுள்ள மனைப்பிரிவில் அமைந்துள்ள மனையினை வரம்புகள் கீழ் உரிய தொகை செலுத்த கோரி பார்வை 4ல் கண்டவாறு இவ்வனுமனைத்தால் அறிவிப்பு சார்வு செய்யப்பட்டுள்ளது. பார்வை 5ல் கண்டுள்ள படி தங்களால் உரிய கட்டணம் செலுத்தப்பட்டுள்ளது. எனவே பார்வை 3ல் கண்டுள்ள உத்தரவில் தெரிவித்த நிபந்தனைகளுடன் குடியிருப்பு உபயோகத்திற்கு மனையை வரம்புகள் கீழ் உத்தரவு வழங்கப்படுகிறது.

மேலும் மனை உரிமம் குறித்து ஆணைங்கள் சரியானவை இக்கை என அறியப்பட்டால் இவ்வத்தரவு ரத்து செய்யப்பட்டதாக கருதப்படும் மற்றும் இவ்வத்தரவு மனை வரம்புகளுக்கு மட்டுமே பொருந்தும். கட்டிட அனுமதிக்கு நகராட்சிக்கு தனியே விண்ணப்பித்து கட்டும் கட்டுவதற்கும் ஒப்புதல் பெறவேண்டும்.

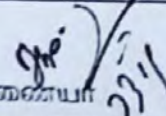
கட்டணம் செலுத்தப்பட்ட விவரம்

வ.எண்.	கணக்கு தலைப்பு	கட்டணம் (ரூ)	கட்டணம் செலுத்திய நாள்	வங்கியின் விவரம்
1.	அபிவிருத்தி கட்டணம் (DC)	Rs. 4,75,000	07/03/19	IB-TMV
2.	வரம்புகள் கட்டணம் (RC)	Rs. 1,14,000	06/03/19	AVADI-SBI

இணைப்பு வரைபடம்

பெறுநர்.
 திரு.

S. parthasarathy,
 NO:35, 24th Street,
 JB Estate, Avadi.
 Chennai - 600054.


 ஆணையர்
 ஆவடி பெருநகராட்சி.
 7.3.19