

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/14624/2018

Dated: 10.08.2020

To

The Commissioner,  
Poonamallee Panchayat Union,  
Poonamallee.

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 Balaji Nagar Phase-II” (Comprising 413 Plots in Total) in S.No.188/1B, 189, 190/1,2, 191, 192/1,2,3,4,5,6Pt,7 195/2, 209, 210, 213, 214/1A,1B,2A1,2A3,2B,3A2,3B, 215, 216/2B2, 217, 219/1, 222/2 & 285/1,2,3,4,5 of Meppur Village comes within Poonamallee Panchayat union limit – Regularisation of Unapproved Layout - Orders sent - Reg.

- Ref:
1. Registration No. CMDA/L/0040602/2017 dated 17.10.2018 registered by Thiru.R.Sivaprakasam.
  2. Your letter No.Na.Ka.No.3338/2018/A3 dated 06.08.2018 received this office on 06.08.2018.
  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 27.05.2020 addressed to the local body.
  9. Your letter Rc.No.1004/A3/2020 dated 24.07.2020, received this office on 27.07.2020.
  10. Letter No. DB/T5 (3)/F- Unapproved –II – Meppur / 2019/ M /dated 11.02.2019 received from PWD, addressed to the MS, CMDA.

The Regularisation Application for regularization of unapproved layout Namely “Sri Balaji Nagar Phase-II” (Comprising 413 Plots in Total) in S.No.188/1B, 189, 190/1,2, 191, 192/1,2,3,4,5,6Pt,7 195/2, 209, 210, 213, 214/1A,1B,2A1,2A3,2B,3A2,3B, 215, 216/2B2, 217, 219/1, 222/2 & 285/1,2,3,4,5 of Meppur Village registered by Thiru.R.Sivaprakasam, 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<sup>rd</sup>

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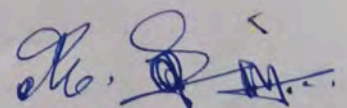
& 4<sup>th</sup> and as per the Office Order No.15/2018 dated 12.12.2018 in the reference 6<sup>th</sup> cited the Regularisation of said unapproved layout is approved subject to the following

- 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 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.



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4. The applicant has remitted scrutiny fee of Rs.131000/- (Rupees One lakh thirty one thousand only) for the Regularisation of **unsold plots in the said layout**.

5. The Poonamallee 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 Poonamallee Panchayat Union 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 Local Body 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)/F- Unapproved -II - Meppur / 2019/ M /dated 11.02.2019 should be strictly adhered and compliance should be ensured by local body before issue of final approval of the regularisation of layout.

8 The 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.

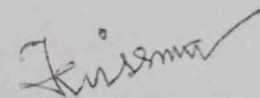
10. The Poonamallee Panchayat Union is requested to inform the remittance of above charges to CMDA before regularization of individual plots/layout in this said layout framework.

11. The 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 3<sup>rd</sup> and 4<sup>th</sup> cited.

12. The 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 approval for the layout framework is numbered as PPD/L.O(Regularisation -2017) No.209/2020, dated 10.08.2020 Copy of Regularisation of layout frame work and Planning Permit No.12596 dated 10.08.2020 are sent herewith for further action.

Yours faithfully.

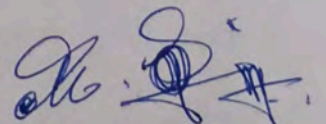
  
For Senior Planner

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.R.Sivaprakasam,  
No.70/7, P.H Road,  
Senneerkuppam, Poonamallee,  
Chennai-600 056.
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.



விடுநர்  
திரு. G. பாலகப்பிரமணியம், B.Sc.,  
ஆணையர்,  
பூவிருந்தவல்லி ஊராட்சி ஒன்றியம்.

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பெற்றநர்  
Thiru.R. Sivaprakasam,  
No 70/7, PH Road  
Senneerkuppam,  
Poonamallee, Chennai – 600 056

அய்யா, ந.க.எண். 1004/2020/அ3 நாள்: .10.2020.

- பொருள் : அங்கிகாரமற்ற மனைப்பிரிவு வரன்முறை படுத்தும் திட்டம் 2017ன் கீழ் மனைப்பிரிவு – பூவிருந்தவல்லி ஊராட்சி ஒன்றியம் – மேப்பூர் ஊராட்சி ச.எண். 188/1B, 189, 190/1, 2, 191, 192/1, 2, 3, 4, 5, 6Pt, 7, 195/2, 209, 210, 213, 214/1A, 1B, 2A1, 2A3, 2B, 3A2, 3B, 215, 216/2B2, 217, 219/1, 222/2 & 285/1, 2, 3, 4, 5-ல் மனைப்பிரிவு அமைக்க திட்ட அனுமதி ஒப்பளிக்கப்பட்டது – இறுதி அனுமதி வழங்குதல் – சார்ந்து.
- பார்வை : 1. உறுப்பினர் மற்றும் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம் கடித எண் Reg Layout/12597/2017, நாள். 05.201820  
2. Thiru.R. Sivaprakasam, No 70/7, PH Road Senneerkuppam, Poonamallee, Chennai – 600 056  
3. உறுப்பினர் மற்றும் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம் கடித எண் Reg Layout/12597/2017, நாள். 10.08.2020.

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பார்வையில் காணும் சென்னை வளர்ச்சி குழுமத்தின் கடிதத்தின் படி மேப்பூர் ஊராட்சி ஸ்ரீ பாலாஜி நகர் பேஹ்2 ச.எண். 188/1B, 189, 190/1, 2, 191, 192/1, 2, 3, 4, 5, 6Pt, 7, 195/2, 209, 210, 213, 214/1A, 1B, 2A1, 2A3, 2B, 3A2, 3B, 215, 216/2B2, 217, 219/1, 222/2 & 285/1, 2, 3, 4, 5-ல் சென்னை பெருநகர வளர்ச்சி குழுமத்தால் அங்கீகாரமற்ற, மனைப்பிரிவு வரன்முறை படுத்தும் திட்டம் 2017ன் கீழ் வரன்முறைபடுத்தப்பட்டுள்ளது. மேலும் இதற்குரிய சென்னை பெருநகர வளர்ச்சி குழும வரன்முறை கட்டணம் ரூ.6,24,300/- (ரூபாய் ஆறு லட்சத்து இருபத்து நான்காயிரத்து முன்னூறு மட்டும்) வசூலிக்கப்பட்டு சென்னை பெருநகர வளர்ச்சி குழுமம் பொதுநிதியில் செலுத்தப்பட்டுள்ளது. இதில் மொத்தம் 250 மனைப்பிரிவுகள் 249173 சதுரஅடி சென்னை பெருநகர வளர்ச்சிக் குழுமத்தின் நிபந்தனை விதிகளுக்குட்பட்டு, வளர்ச்சி கட்டணங்கள் வசூலிக்கப்பட்டு இறுதி ஒப்புதல் அளிக்கப்படுகிறது.

நிபந்தனைகள்

1. சென்னை பெருநகர வளர்ச்சி குழுமம், வரன்முறை திட்டம் - 2017 PPD.L.O.NO.209/2020 APPROVED VIDE LETTER NO. Reg Layout/14624/2018, நாள். 10.08.2020. ல் வரைபடத்தில் உள்ள நிபந்தனைகள் அனைத்தும் பொருந்தும்.
  2. சென்னை பெருநகர வளர்ச்சி குழுமத்தால் சட்ட விதிமுறைகளுக்குட்பட்டு வழங்கப்படும் வரைபட அனுதியானது விண்ணப்பதாரரின் சொத்தின் மீத எவ்வித உரிமையும் உறுதிப்படுத்தல் ஆகாது.
- இணைப்பு : மனைப்பிரிவு வரைபடம்

நகல்

1. வட்டார வளர்ச்சி அலுவலர் (கி.ஊ), பூவிருந்தவல்லி
2. உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம். எண் 1, காந்தி இர்னின் சாலை, எழும்பூர், சென்னை – 08.

ஆணையர்  
பூவிருந்தவல்லி ஊராட்சி ஒன்றியம்