

Local body

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By RPAD



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Web site: www.cmdachennai.org

Letter No Reg Layout/21899/2018

To

01437

The Commissioner,  
Poonamallee Municipality,  
Chennai-56.



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 “Mani Nagar” (Comprising 18 Plots in Total) in S.No:529/1 of Poonamallee Village comes within Poonamallee Municipality limit – Regularisation of Unapproved Layout - Orders sent - Reg.

- Ref:
1. Registration No. CMDA/L/0068801/2017 dated 12.11.2018 registered by Tmt.S.Leelavathi.
  2. Your letter No.Na.Ka.No.2642/2018/F1 dated 30.11.2018, received this office on 05.12.2018.
  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 05.12.2019 addressed to the local body.
  9. Your letter No.Na.Ka.No.2724/2019/F1 dated 27.01.2020, received this office on 19.03.2020.

The Regularisation Application for regularization of unapproved layout Namely “Mani Nagar” (Comprising 18 Plots in Total) in S.No:529/1 of Poonamallee Village registered by Tmt.S.Leelavathi, in the reference 1<sup>st</sup> cited and received in the 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.

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- 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 construct/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. 4000/- (Rupees four thousand only) for the Regularisation of unsold plots in the said layout.

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5. The Poonamallee Municipality 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. 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.

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

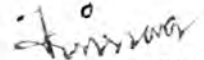
10. The Poonamallee Municipality is requested to ensure the layout sketch has transformed into ground as a layout and its existence, and also conformity with the Government order in the reference 3<sup>rd</sup> and 4<sup>th</sup> cited.

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

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12 The approval for the layout framework is numbered as PPD/L.O(Regularisation -2017) No.161/2020, dated 28.05.2020 Copy of Regularisation of layout frame work and Planning Permit No.12583 dated 28.05.2020 are sent herewith for further action.

Yours faithfully,

  
For Deputy 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. Tmt.S.Leelavathi,  
No.14, Anjeneyar Koil,  
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.

*S. Leelavathi*

பூவிருந்தவல்லி நகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்.  
முன்னிலை:-திரு.சி.வி. ரவிசந்திரன்.பி.ஏ.,

10. வ.அ.எண். /20  
ப.க.எண். 2002 /2020/எப்1

நாள்:

**பொருள்:** மனைவரன்முறை திட்டம் 2017- பூவிருந்தவல்லி நகராட்சி -  
.....~~10.05.17~~.....கிராமம்-புலஎண்.....~~5.6.10A, 11, 12, 15, 17~~  
.....~~10.05.17~~.....நகர்/தெரு மனை எண். ~~5.6.10A, 11, 12, 15, 17~~  
அனுமதியற்ற மனை வரன்முறை திட்டத்தின் கீழ் மனையை  
வரன்முறை செய்து உத்திரவிடுதல்-சம்மந்தமாக.

- பார்வை**
- 1) அரசாணை (நிலை) எண்: 78, வீட்டுவசதி மற்றும் நகர்புற வளர்ச்சி UD4(3) துறை, நாள்:4.5.2017,
  2. அரசாணை(நிலை) எண்: 172, வீட்டுவசதி மற்றும் நகர்புற வளர்ச்சி UD4(3) துறை,நாள்: 13.10.2017.
  3. சென்னை பெருநகர் வளர்ச்சி குழுமம் மனை வரன்முறை ஒப்புதல் PPD/LO Regularisation-2017எண்:---~~161~~---/2020 கடிதம் எண் Reg.Layout/ ~~11899~~ /2018, நாள்: ~~28.5.2020~~
  - 4.தங்களின் பதிவு CMDA/PI/...../201 நாள். ~~14.12.2020~~

உத்திரவு :-

பூவிருந்தவல்லி நகராட்சிக்குட்பட்ட ~~சுபிரமணியம்~~ கிராமம் சர்வே எண். ~~5291~~  
.....~~10.05.17~~.....நகர்/தெரு , அனுமதியற்ற மனைப் பிரிவில் அமைந்துள்ள மனை எண். ~~5.6.10A, 11, 12, 15, 17~~

பார்ப்பு---~~746.07~~ சதுரமீட்டர்,மனை வரன்முறை திட்டம் 2017ன் கீழ் அனுமதி வழங்க கோரி, பார்வை 4ல் கண்டுள்ள தங்களது விண்ணப்பம் சமர்ப்பிக்கப்பட்டது. தமிழ்நாடு நகர் ( ம ) ஊரமைப்பு சட்டம், 1971, பிரிவு 113 உள்ளடங்கிய 122 -வது பிரிவின் கீழ் பார்வை 1 மற்றும் 2ல் கண்டுள்ள மனை வரன்முறை திட்டம்- 2017 அரசாணைகளில் வெளியிடப்பட்டுள்ள விதிகளுக்குட்பட்டு மற்றும் பார்வை 3ல் கண்டுள்ள சென்னை பெருநகர் வளர்ச்சி குழுமத்தால் கொள்கை அளவிலான ஒப்புதல் அளிக்கப்பட்டுள்ளதற்கிணங்க, தங்களது மனையை வரன்முறை செய்து உத்திரவிடப்படுகிறது.

கட்டணம் செலுத்தப்பட்ட விவரம்

வ. எண்.	கணக்கு தலைப்பு	கட்டணம் (ரூ)	வங்கி பெயர் மற்றும் கட்டணம் செலுத்திய நாள்
1	வரன்முறை கட்டணம் (RC)	ரூ. 67340/-	இந்தியன் அக்ஷி, 17/11/2021
2	அபிவிருத்தி கட்டணம் (DC)	ரூ. 1,12,100/-	நூலாதி கருவந்திஸ் ரிசர்வ் ரிசர்வ் 17/11/2021

இணைப்பு:- வரைபடம்

திரு.சி.வி. ரவிசந்திரன்  
ஆணையர்  
பூவிருந்தவல்லி நகராட்சி  
25/12/2021

பெறுநர் :-  
திருமதி. ச. சி.லக்ஷ்மி,  
கூனிசுமார்,  
சுபிரமணியம்,  
சென்னை- 56