

By R/PAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008

Web site: www.chennai.gov.in

Letter No. Reg Layout/1732/2019

Dated 04.05.2021

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building,
E.V.R. Periyar Salai,
Chennai-600 003.

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 “Natarajan Nagar Extension” (Comprising 55 Plots in Total) in S.No. 901/1A, 1BPt, 1Cpt, 1D, 2Pt, 3BPt, 3C, 3D, 909/2Pt & 910Pt as per patta (T.S.No.34/18,35, Ward-C, Block No.24) of Madhavaram Village comes within Greater Chennai Corporation limit – Regularisation of Unapproved Layout - Orders sent - Reg.

Ref:

1. Registration application submitted through online No. CMDA/L/0014860/2017 dated 07.04.2018 registered by Thiru.I.Shanmugadurai & Tmt.S.Gnanadeepam.
2. Your letter No.W.D.C.No.A7/Layout/174/2017 dated 10.01.2019 received this office on 01.02.2019.
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 25.09.2020 addressed to the Principal Chief Engineer, Greater Chennai Corporation.
9. Your letter No.W.D.C.No.A7/RL/WDCN03/02195/2020 dated 28.04.2021 received this office on 30.04.2021.

The Regularisation Application for regularization of unapproved layout namely “Natarajan Nagar Extension” (Comprising 55 Plots in Total) in S.No. 901/1A, 1BPt, 1Cpt, 1D, 2Pt, 3BPt, 3C, 3D, 909/2Pt & 910Pt as per patta (T.S.No.34/18, 35, Ward-C, Block No.24) of Madhavaram Village, registered by Thiru.I.Shanmugadurai & Tmt.S.Gnanadeepam, in the reference 1st 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 6th cited the Regularisation of Unapproved Layout of said layout is approved subject to the following:

- i. As per G.O.(Ms) No 78 H&UD UD4(3) department dated 01.05.2017 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 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.26,500/- (Rupees Twenty Six Thousand and Five Hundred Only) for the Regularisation of unsold plots in the said layout.

5. The Greater Chennai Corporation 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.100/- 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.500/-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 Principal Chief Engineer, Greater Chennai Corporation has informed that the Road and OSR area gifted by the layout Promoter and taken over by them in the reference 8th cited.

7. The Principal Chief Engineer, Greater Chennai Corporation 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 Principal Chief Engineer, Greater Chennai Corporation is requested to inform the remittance of above charges to CMDA before regularization of individual plots/layout in this said layout framework.

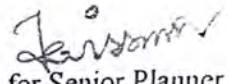
10. The Principal Chief Engineer, Greater Chennai Corporation is requested to ensure the layout sketch has transformed into ground as a layout and its existence, and also conformity with the Government order in the reference 3rd and 4th cited.

11. The Principal Chief Engineer - Greater Chennai Corporation is also requested to host the Town
frame work along with the regularization of individual plots/layout in local body web-site

12. The Regularisation of Layout approval issued by CMDA under the regularisation of unapproved
plots and layouts rules-2017 is not final. The applicant has to obtain final approval (Regularisation of Layout)
from the local body concerned based on the regularisation of layout approved by CMDA.

13. The approval for the layout framework is numbered as PPD/L.O(Regularisation -2017)
No.180/2021, dated 04.05.2021 Copy of Regularisation of layout frame work and Planning Permit No.13442
dated 04.05 2021 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.I.Shanmugadurai & Tmt.S.Gnanadeepam,
No.42, Paper Mills Road,
Perambur,
Chennai-600 011.
2. The Chairman 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.



பெருநகர சென்னை மாநகராட்சி
GREATER CHENNAI CORPORATION

பணித்தர்ப்புறை
Works Department

மனை வரன்முறைப்படுத்த அனுமதி
Regularization Permit

(1971ஆம் ஆண்டின் நகர மற்றும் ஊராமைப்பு சட்டம் 122வது பிரிவினின் படி)
(Section 122 of T & C.P Act 1971)

அனுமதி எண் (Permit No) RLA/004/2021		RL/WDCN03/02195/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
3	26	21/06/2021	07/10/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Thiru\Tmt\Ms. I. Shanmugadurai & S. Gnanadeepam No.42, Paper Mills Road, Perambur, Chennai.	
சேவையளவு / Service Type		Regularisation of Unapproved Layout	
மனை அமைவிடம் / Plot Address		S.No.901/1A, 1BPt, 1CPt, 1D, 2Pt, 3BPt, 3C, 3D, 909/2Pt & 910Pt as per patta (T.S.No.35 & 34/18, Ward -C, Block No.24) Madhavaram Village, Chennai.	
Development Charges		4200000	
Regularization Charges		840000	
மொத்தக் கட்டணம் / Total (in Rs.)		5040000	

Amount (in Words): Rupees Fifty Lakh Forty Thousand Only

DD Details: DD Number: 437451 Amount: Rs.5040000/- Date: 18/06/2021
Bank: Tamilnad Mercantile Bank Ltd.,

The unapproved layout under reference is regularized under Regularization of unapproved plots and layouts Rules, 2017 - Under Section 113 read with section 122 of the Tamil Nadu Town and Country Planning Act, 1971 - G.O.Ms.No.78 dated 04.05.2017 and G.O.Ms.No.172 dated 13.10.2017, Housing & Urban Development [UD4 (3)] Department after approval by CMDA vide letter No.Reg.Layout /1732/2019, dt. 04/05/2021 [P.P.D/L.O: 180/2020].

Issuance of Regularization Permit does not confirm any ownership or title over the property, in favour of the applicant. Before issuing regularization permit, Greater Chennai Corporation, checks only the aspect of applicant's right over the site under reference based on the copies of the documents [such as sale deed, patta, lease gift, gift deed etc.,] furnished by the applicant along with his / her application to prove the same.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicants 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 Greater Chennai Corporation is not the Competent Authority to decide this matter.

The condition stipulated in the letter vide No.Reg.Layout/1732/2019, dt. 04/05/2021, by Senior Planner Reg.Layout Division, CMDA shall be strictly adhered.

Assistant Executive Engineer (T.P)

Executive Engineer (T.P)