

By RPAID

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

Web site:

Dated 12/04/2021

Letter No Reg.Layout/10297/2018

To

The Commissioner,
Sholavaram Panchayat Union,
Sholavaram.

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 “Omm Lakshmi Nagar” (Comprising 253 Plots in Total) in S.No. 27/2A,2B,4, 28/1.2 & 29/1 of Karanodai Village comes within Sholavaram Panchayat Union limit – Regularisation of Unapproved Layout- Orders sent - Reg.

- Ref:
1. Registration No CMDA/L/0017877/2017 dated 19.04.2018 registered by Tmt.Sulochana & Others.
 2. Your letter Na.Ka.No.1739/2020/A3 dated 02.11.2020, received this office on 07.12.2020.
 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 Department, Chennai-28.
 8. This office letter even No dated 15.02.2021 addressed to the Commissioner, Sholavaram Panchayat Union.
 9. Your letter No.Na.Ka.No.600/2021/A3 dated 23.03.2021, received this office on 25.03.2021

The Regularisation Application for regularization of unapproved layout “Omm Lakshmi Nagar” (Comprising 253 Plots in Total) in S.No. 27/2A,2B,4, 28/1,2 & 29/1 of Karanodai Village, registered by Tmt.Sulochana & 7 Others, in the reference 1st cited and received in the reference 2nd cited has been examined, under the provisions of Government Orders/Operational Guidelines in the reference 3rd & 4th cited and as per the Office Order No.15/2018 dated 12.12.2018 in the reference 6th cited, the Regularisation of said unapproved layout is approved subject to the following

For MAYUR PROMOTERS PVT. LTD.

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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 20th 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.

For PROMOTERS PV



4. The applicant has remitted scrutiny fee of Rs 1, 11, 000 /- (Rupees One Lakh and Eleven Thousand only) for the Regularisation of **unsold** plots in the said layout.

5. The Commissioner, Sholavaram Panchayat Union is requested to regularize the each individual plot/plots in this approved Regularisation of 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.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 Commissioner, Sholavaram Panchayat Union has informed that the Road and OSR area gifted by the layout Promoter and taken over by them in the reference 9th cited.

7. The Commissioner, Sholavaram 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&I-Karanodai Village - I/2018/M/20.11.2020 should be strictly adhered and compliance should be ensured by local body before issue of final approval of regularisation of layout.

8. As per G.O.(Ms).No.78 H & UD (UD4 (3) Dept dt.04.05.2017and G.O.(Ms). No.172 H & UD(UD4 (3) dept. dated.13.10.2017, Rule 4 (7) underneath the alignment of high tension and extra high voltage electric line including tower line provided with the buffer zone and prohibited for any development local body should ensure the same before regularising the individual plot in the layout.

9. The Commissioner, Sholavaram 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.

10. 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.

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

For MAYUR PROMOTERS PVT. LTD.

(Signature)

(Signature)

12. The Commissioner, Sholavaram 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 3rd and 4th cited

13. The Commissioner, Sholavaram Panchayat Union is also requested to host the layout framework along with the regularization of individual plots/layout in your web-site.

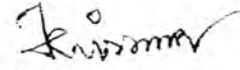
14. The Regularisation of Layout approval issued by CMDA under the regularisation of unapproved plots and layouts rules-2017 is not final. The applicant has to obtain final approval (Regularisation of Layout) from the local body concerned based on the regularisation of layout approved by CMDA.

15. The approval for the layout framework is numbered as PPD/L.O(Regularisation -2017) No.104/2021, dated 12.04.2021 Copy of Regularisation of layout framework and Planning Permit No.13440 dated 12.04.2021 are sent herewith for further action.


For MAYUR PROMOTERS PVT. LTD.

Direct

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. Tmt.Sulochana & Others,
No.3/52, Bajanai Koil Street,
Sembilivaram, Chennai,
Tiruvallur-600 067.
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 framework)
4. The System Analyst
Computer Cell, CMDA (to host the CMDA web site).
5. Stock File.

PROCEEDINGS OF THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION
Present: Thiru.S.Vasudevan.,

R.C.No.600/2021/A3

Dated: 19-05-2021

Sub : Regularisation Permission – Sholavaram Panchayat Union Office – Approval of Residential plot – Karanodai Panchayat- S.No. 27/2A,2B,4,28/1,2 & 29/1 (Om Lakshmi Nagar) Total Unsold Plots.212 No's (Total Area 179774 Sq.ft) – Regularisation Planning permission – Order Issued.

Ref : 1) Member Secretary, CMDA Chennai, Letter No. Reg Layout 10297/2018 Date: 15.02.2021, 12.04.2021
2) G.O.No.78 Date:04.05.2017 & G.O.MS.No.172 Date:13.10.2017.
3) Reg I/10297/2018/15.02.2021 & PPD 104/2021
4) Connected Record.

Order:

Plot Regularisation Planning permission of vacant plot is granted to Tmt.Sulochana & 7 Others. No.3/52, Bajanai Koil Street, Sembilivaram Chennai, Thiruvallur – 600067. in S.No. 27/2A,2B,4,28/1,2 & 29/1 (Om Lakshmi Nagar) of Karanodai Panchayat -. Unsold Plots. 212 No's (Total Area 179774 Sq.ft) is Regularised and approved here with subject to the following conditions.

Conditions

1. This order is subject to all rules prescribed by G.O.No.78 Date:04.05.2017 G.O.MS.No.172 Date:13.10.2017. Panchayat Union Government of Tamilnadu and Chennai Metropolitan Development Authority.
2. "Issuance of Planning Permission by CMDA/ Local body under the statutory provisions does not confirm any ownership of title over the property, in favor 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 the aspect 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 it before 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 o this matter.
4. No encroachment should be made in any Government land, poramboke etc.,
5. If any Objection Received From Area Public or Official this Order Automatically will be Cancelled.
6. Regularisation Planning Permission No.13440 Reg. Serial No.41 is here with.

M. Vasudevan

J. Jayaraman 19/5/2021
Commissioner,

Sholavaram Panchayat Union.

For MAYUR PROMOTERS PVT. LTD.

Jain

19/5/2021

To,
Tmt.Sulochana & 7 Others.
No.3/52, Bajanai Koil Street,
Sembilivaram Chennai,
Thiruvallur – 600067