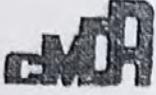


By RPAD



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,

Egmore, Chennai - 600 008

Phone: 28414855 Fax: 91-044-28548416

E-mail: mscmda@tn.gov.inWeb site: www.cmdachennai.gov.in

Letter No. Reg.Layout/6473/2018

Dated: .03.2019

From

Thiru. P.Gajendiran,
Deputy Planner,
Reg. Layout Division.

To

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 “Krishna Avenue” (Comprising number of Plots is 11) in S.No.380/1A & 397/2Pt at Paruthipattu Village comes within Avadi Municipality limit – Regularisation of Layout Frame work- Orders sent - Reg.

- Ref: 1. Registration No. CMDA/L/0009518/2017 dated 08.12.2017, registered by Tmt.K.Santhi
2. Your letter No. Na.Ka. No.9250/2018/F1 dated 20.04.2018.
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 even No dated ~~08-02-2018~~ 13/2/2019 addressed to the local body.
9. Your letter No.Na.Ka.No.2734/2019/F1 dated 11.03.2019.

The Regularisation Application for regularization of unapproved layout Namely “Krishna Avenue” (Comprising number of Plots is 11) in S.No.380/1A & 397/2Pt at Paruthipattu Village registered by Tmt.K.Santhi in the reference 1st cited has been examined under the provisions of Government Orders/Operational Guidelines cited in the reference 3 to 5 and as per the Office Order

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No.15/2018 dated 12.12.2018 cited in the reference 6th 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 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 sorted out with respect to the FMB of the site by local body and the applicant.

4. The applicant has remitted scrutiny fee of Rs. 5500 /-(Rupees Five thousand five hundred Only) for the Regularisation of **unsold plots** in the said layout.

5. 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.

6. The Avadi Municipality 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 Avadi 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.

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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.83V/2019, dated .03.2019 Copy of Regularisation of layout frame work and Planning Permit No. 11786 dated .03.2019 are sent herewith for further action.

Yours faithfully,

O/c ^{for} ~~for~~ Deputy Planner

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26/3/19

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. K.Santhi,
No. 21, Barathi Street,
Govardhanagiri,
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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28/3/19

10/3/19
28/3/19

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 11786 Date of Permit... 03/2019

PPD (Regulation) NY 83/2019
Lo 2017

File No. Reg. Layout/6473/2018

Name of Applicant with Address: Regulation Slip NY
CMDA/L/0009518/2017 Date of Application: 8/12/2017

Nature of Development: Regulation of Layout frame
Layout/Sub-division of Land/Building construction/Change in use of Land/Building

Site Address: S. No. 380/1A & 397/2 Pt B Paruthipattu

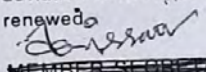
Division No: Village within the limits of Arcdi Municipality

Layout Name as: 'S' Krishna Avenue

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

framework PERMISSION is granted to the Regulation 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.

For 
Deputy Planner

26/3/19

K An in B

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ஆவடி பெருநகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்
முன்னிலை :- திரு. மு.ஜோதிசுமார்

ந.க.எண். 3639/19/F1
PERMIT NO: 01/3639/19/F1

நாள் : 24/04/2019

பொருள் : அனுமதியற்ற மனைப்பிரிவு மனை - ஆவடி பெருநகராட்சி - சென்னை பெருநகர வளர்ச்சி குழுமத்தால் அனுமதியற்ற மனைப்பிரிவு வரன்முறைப்படுத்தி - கொள்கை அளவிலான ஒப்புக்கை வழங்கப்பட்டது S.No..380.I.A.4.397./2PT WARD.....Block.....T.S.No.....படுதிரைபடு கிராமம்..... மனையை வரன் முறைப்படுத்துவது - தொடர்பாக.

- பார்வை :**
1. அரசாணை எண்.172, வீட்டு வசதி மற்றும் நகர்ப்புற வளர்ச்சி துறைநாள் 13.10.2017.
 2. தங்களால் Online-ல் அளிக்கப்பட்ட விண்ணப்பம் CMDA/P/...000.9578...../2017, Date..08..12..17.....
 3. சென்னை பெருநகர வளர்ச்சி குழுமம் P.P.D./L.O.No.....831...../2019.
 4. இவ்வலுவலக கேட்பு அறிவிப்பு - நாள் 2/04/19.....
 5. தங்களால் மனை வரன்முறைப்படுத்துதல் கட்டணம், அபிவிருத்தி கட்டணம் செலுத்திய நாள் 24/04/19.....

உத்தரவு :-

ஆவடி பெருநகராட்சி படுதிரைபடு கிராமம், சர்வே எண் 380.I.A.4.397./2PT WARD.....Block.....T.S.No.....Laxshna Avenue நகரில் அமைந்துள்ள அனுமதியற்ற மனைப்பிரிவில் உள்ள 1247...ச.மீ. பரப்பளவு கொண்ட மனை எண் 2,3,4,5,6,7,8,9,10...ல் அமைந்துள்ள மனைப்பிரிவை பார்வை 1ல் கண்டுள்ள அரசாணையின் படி, பார்வை 3-ல் கண்டுள்ள உறுப்பினர் செயலர் சென்னை பெருநகர வளர்ச்சி குழுமம் அவர்களால் மனைப்பிரிவு கட்டமைப்பு ஒப்புதல் அளிக்கப்பட்டுள்ளது. மேற்படி ஒப்புதல் வழங்கப்பட்டுள்ள மனைப்பிரிவில் அமைந்துள்ள மனையினை வரன்முறைப்படுத்த உரிய தொகை செலுத்த கோரி பார்வை 4ல் கண்டவாறு இவ்வலுவலகத்தால் அறிவிப்பு சார்வு செய்யப்பட்டுள்ளது. பார்வை 5ல் கண்டுள்ளபடி தங்களால் உரிய கட்டணம் செலுத்தப்பட்டுள்ளது. எனவே பார்வை 3ல் கண்டுள்ள உத்தரவில் தெரிவித்த நிபந்தனைகளுடன் குடியிருப்பு உபயோகத்திற்கு மனையை வரன்முறைப்படுத்தி உத்தரவு வழங்கப்படுகிறது.

மேலும் மனை உரிமம் குறித்து ஆவணங்கள் சரியானவை இல்லை என அறியப்பட்டால் இவ்வுத்தரவு ரத்து செய்யப்பட்டதாக கருதப்படும் மற்றும் இவ்வுத்தரவு மனை வரன்முறைகளுக்கு மட்டுமே பொருந்தும், கட்டிட அனுமதிக்கு நகராட்சிக்கு தனியே விண்ணப்பித்து கட்டடம் கட்டுவதற்கும் ஒப்புதல் பெறவேண்டும்.

கட்டணம் செலுத்தப்பட்ட விவரம்

வ.எண்.	கணக்கு தலைப்பு	கட்டணம் (ரூ)	கட்டணம் செலுத்திய நாள்	வங்கியின் விவரம்
1.	அபிவிருத்தி கட்டணம் (DC)	Rs. 311750	24/04/19.	IB-TMV
2.	வரன்முறை கட்டணம் (RC)	Rs. 74820	24/04/19.	AVADI-SBI

இணைப்பு வரைபடம்

பெறுநர்,
திரு.

K. Santhi
NO:21, Barathi Street,
Govardhanagiri,
Chennai - 54.

ஆணையர்
ஆவடி பெருநகராட்சி,
24/4/19

24.4.19