

By RPAID



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/6553/2018

Dated: 26.07.2019

From

Thiru. S.Rudiramurthy,  
Senior Planner,  
Reg. Layout Division.

To

The Executive Officer,  
Thirumazhisai Town Panchayat,  
Chennai-600 122.

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 "Elumalai Mudhaliyar Nagar" (Comprising number of Plots is 140) in S.No.187/1, 2, 188/1, 2A, 189, 304/2 & 305 at Thirumazhisai Village comes within Thirumazhisai Town Panchayat limit - Handing over of the Road & OSR space - Requested - Reg.

- Ref:
- 1) Registration No. CMDA/L/0017793/2017 dated 19.04.2018 registered by Thiru.J.Mahadevan.
  - 2) G.O.Ms.No.78, H&UD dept, dated 04.05.2017
  - 3) G.O.Ms.No.172, H&UD dept, dated 13.10.2017.
  - 4) Proc.No.Reg.Layout/14941/2017 dated 03.11.2017.
  - 5) This Office Order No. 15/2018 dated 12.12.2018.
  - 6) This Office Letter No.Reg Layout/14941/2017 dated 21.01.2019. Addressed to The Inspector General of Registration Department. Chennai-28

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The Regularisation Application for regularization of unapproved layout Namely "Elumalai Mudhaliyar Nagar" (Comprising number of Plots is 140) in S.No.187/1, 2, 188/1, 2A, 189, 304/2 & 305 at Thirumazhisai Village registered by Thiru. J.Mahadevan in the reference 1<sup>st</sup> cited has been examined under the provisions of Government orders/Operational Guidelines cited in the reference 2 to 4 and as per the Office Order No.15/2018 dated 12.12.2018 cited in the reference 5<sup>th</sup> cited, and layout frame work of said layout has been prepared. The Shape and

1 K. Vijayalakshmi

2 K. Praveen

3 K. J.

4 K. J.

5 K. J.

6 K. J.

8. A. Sumanth

9. V.A. Ganesan

10. D.

EXECUTIVE OFFICER  
Thirumalisri Town Panchayat

2021/14522  
ம வகுடததய ம ஆவணம்  
தொடர்புள்ளவர்களுக்கு  
பு தாள்  
புது தலை

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.

2. Further, you are requested to advise the applicant to hand over the Road Area and Park Area in the layout through a registered gift deed. A copy of the skeleton plan showing the park area and road area which has to be handed over to the Executive Officer, Thirumazhisai Town Panchayat is enclosed.

3. A copy of the Gift Deed along with the registered Skeleton Plan should be duly attested by the Executive Officer, Thirumazhisai Town Panchayat on every page including the reverse side of the first page where registration details are entered by the Registration Department is to be sent to this office on receipt of information confirming the taking over of the above said area by the Thirumazhisai Town Panchayat along with a copy of the gift deed and sketch executed by the applicant, the approved layout frame work will be sent to the Executive Officer, Thirumazhisai Town Panchayat for regularization of unapproved individual plots by obtaining separate application from the respective plot owners.

2021 4522  
 46 மதுரை மருத்துவம் ஆவணம்  
 46 மதுரை மருத்துவம் ஆவணம்  
 46 மதுரை மருத்துவம் ஆவணம்



Yours faithfully,  
 [Signature]  
 For Senior Planner

Encl: One copy of Skeleton plan.

Copy to:

Thiru.J.Mahadevan,  
 No.371, TH Road,  
 Thirumazhisai,  
 Chennai-600 124.

(With one copy of skeleton plan & one copy of "A4" size sketch along with Gift Deed format for registration purpose)

- 1 K. Vijaya Lakshmi
- 2 K. [Signature]
- 3 K. [Signature]

[Signature]  
 [Signature]  
 [Signature]



- 8. A. Sumanth
- 9. V.A. [Signature]
- 10. [Signature]

EXECUTIVE OFFICER  
 Thirumazhisai Town Panchayat  
 600 124

PROCEEDINGS OF THE EXECUTIVE OFFICER, THIRUMAZHISAI TOWN PANCHAYAT,  
THIRUVALLUR DISTRICT

PRESENT: Thiru.K.Ravi

R C No. 269 /2020/A1,

DATED: 30.09.2021

Sub : Regularisation Permission – Thirumazhisai Town Panchayat –  
Thiruvallur District – Thirumazhisai Village S.No. 187/1,2,  
188/1,2A, 189, 304/2 and 305 “Elumalai Mudhaliyar Nagar” –  
Layout (No of Plots 140 (Sold-81, Reserved for OSR 6 Plot, Unsold-  
53 Plots) - Regularisation Planning Permission – Order Issued.

- Ref:
- 1) G O (MS) No.78H and UD4(3) Dept at Dated.04.05.2017 & G O (MS)No.172H and UD4(3) Dated.13.10.2017
  - 2) Thiru.J.Mahadevan, No.371, TH Road, Thirumazhisai, Chennai-124
  - 3) Member –Secretary, CMDA, Chennai Lr No.Reg. Layout/6553/2018 Dated.24.09.2019
  - 4) CMDA, Chennai Planing Permit No.307/2021, Dated.24.09.2021
  - 5) Other Connected Records

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**Order:-**


Layout Un sold Plots Regularisation Planning Permission of Un sold Plots Layout is granted to Thiru.J.Mahadevan in S. No. 187/1,2, 188/1,2A, 189, 304/2 and 305 of Thirumazhisai Town Panchayat, Thirumazhisai Village “Elumalai Mudhaliyar Nagar” Layout (No of Plots 140 (Sold-81, Reserved for OSR 6 Plot, Unsold-53 Plots) are Marked shown the sold and unsold , reserved plots indicated in layout drawings is Regularised and **unsold plots 53 Nos only Approved** here ( Specify the Layout Blueprint ) with subject to the following Conditions and vide collecting the E-Chelan of Regularisation Charges Rs.177900/- and Regularisation Chrages remitted to consent Government Head of Account, Unsold 53 Nos plots Development Chrages and other Charges Rs.4,69,600/- remitted to Local Body vide DD No.153747 (Rs.23900/-IOB), 152876 (Rs.445700/-) City Union Bank Dt.28.09.2021 Thirumazhisai Branch.

**CONDITION**

1. The Order is subject to all rules prescribed by the G O (MS) No.78H and UD4(3) Dept at Dated.04.05.2017 & G O (MS)No.172H and UD4(3) Dated.13.10.2017
2. “ Issuance of Planning Permission by CMDA / Local Body under the statutory provisions does not confirm any ownership of title over the property in favour of the applicant. Before issuing Planning Permission for any development, CMDA/ Localbodies 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/ Localbody Primarily consider only 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

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any individual claim right (or) title over the property he/she/they shall have to prove 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 on this matter"

4. No encroachment should be made in any Government Land, Poramboke etc, labour welfare fund Chennai, and report to this office early,
5. Regularisation **Unsold Layout Planning Permission No.307/2021 (Permit Receipt No.13451, Dt.24.09.2021) ULB Reg. Layout Serial No.3 here with under Regularisation Act.**

  
Executive Officer  
Thirumazhisai Town Panchayat  
Thiruvallur District  
*by 30/9/21*

To  
Thiru.J.Mahadevan, No.371, TH Road, Thirumazhisai, Chennai-124

Copy To

Member -Secretary, CMDA, Chennai for favorable information and necessary actions.