

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

11758

PPD (Regularisation) No. 2673
Lo 2017 2018

Date of Permit... 10/12/2018

File No. Reg. Layout/2777/2018

Name of Applicant with Address... Registration Slip No.

CMDA/L/0008757/2017

Date of Application... 15.11.2017

Nature of Development: Regularisation of Layout framework.
Layout/Sub-division of Land/Building construction/Change in use of Land/Building

Site Address... S. no 55/1B & 2B of

Division No. Madhavaram Village within the Limits

of G.C.C.

Layout Name as "B.P. Nagar"

Development Charge paid Rs. Challan No. Date.

~~PERMISSION~~ ^{Regularisation of Layout framework} PERMISSION is granted to the ~~layout/sub-division of land/~~ ^{Regularisation of Layout framework} 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 MEMBER SECRETARY

10/12/18



பெருநகர சென்னை மாநகராட்சி
GREATER CHENNAI CORPORATION

பணித்துறை
Works Department

மனை வரலாறுப்படுத்தல் அனுமதி
Regularization Permit

(1971ஆம் ஆண்டுடன் நடைமுறைப்படுத்தல் சட்டம் 122வது பிரிவினம் படி)
(Section 122 of T & C.P Act 1971)

அனுமதி எண் (Permit No) RLA/002/2019		RI/WDCN03/01050/2019 CNDA/L/0008757/2017	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுசெய்யப்பட்ட நாள் / Application Date
3	28	26/02/2019	05/11/2017
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Thiru/Tmt. B. Jayaraman No.55, Bhakthavatchalam Street, KK Thazhal, MMC Post, Chennai - 600 060.	
சேவையின் விவரம் / Service Type		Regularisation of Layout Plot	
மனை அமைவிடம் / Plot Address		S.No.55/1/B & 2B, T.S.No.18/1 & 19, "B.P.Nagar", Madhavaram Village, Chennai.	
Development Charges		2371000	
Regularization Charges		475000	
Scrutiny Fees		100	
மொத்தக் கட்டணம் / Total (in Rs.)		2846100	

Amount (in Words): Rupees Twenty Eight Lakhs Forty Six Thousand One Hundred only

DD Details: DD Number: 570138 Amount: Rs.2846100/- Date: 15/02/2019
Bank: Indian Overseas Bank.

The unauthorized sub-division of plot 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 subject to the conditions laid down in the Rules in the Government Orders mentioned.

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.

Assistant Executive Engineer (T.P)

Executive Engineer (T.P)

26/02/2019

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: mcmda@tn.gov.in

Web site: www.cmdachennai.gov.in

Letter No. Reg.Layout/2777/2018

Dated: 10.12.2018

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 “B.P. Nagar” Comprising in S.No. 55/1B&2B of Madhavaram village comes within Greater Chennai Corporation limit – Regularisation of Layout Frame work- Orders sent - Reg.

Ref: 1. G.O.Ms.No.78, H&UD dept, dated 04.05.2017
2. G.O.Ms.No.172, H&UD dept, dated 13.10.2017.
3. Proc.No.Reg.Layout/14941/2017 dated 03.11.2017.
4. Registration No. CMDA/L/0008757/2017 dated 15.11.2017 registered by Thiru. B. Jayaraman.
5. This office even No dated 25.06.2018 addressed to the local body.
6. Your letter No. W.D.C No. A7/RL/WDCNO3/01050/2017 dated 22.11.2018.

The Regularisation Application for regularization of unapproved layout namely “B.P. Nagar” Comprising in S.No. 55/1B&2B of Madhavaram village, registered by Thiru. B. Jayaraman in the reference 4th cited has been examined, under the provisions of Government Orders/Operational Guidelines cited in the reference 1 to 3 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 applicant has remitted scrutiny fee of Rs. 14,500/- (Rupees Fourteen Thousand and Five Hundred only) for the Regularisation of **unsold plots** in the said layout.

4. 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.

5. The Greater Chennai Corporation has informed that the Road and OSR area gifted by the layout Promoter and taken over by them in the reference 6th cited.

6. The 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 concerned Tahsildar for carrying out mutation in the revenue records especially in respect of Open Space reservation and roads.

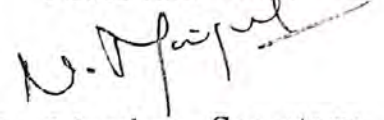
7. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

8. The 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.

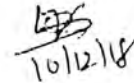
9. The Greater Chennai Corporation is also requested to host the layout frame work along with the regularization of individual plots/layout in your web-site.

10. The approval for the layout framework is numbered as PPD/L.O(Regularisation - 2017) No. 2673/ 2018, dated 10.12.2018 Copy of Regularisation of layout frame work and Planning Permit No:11758 dated 10.12.2018 are sent herewith for further action.

Yours faithfully,



For Member –Secretary


10/12/18

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. B. Jayaraman.
No. 55, Bhakthavachalam Street,
KK Tazhai, MMC Post,
Chennai-600 060.
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).