

புழல் ஊராட்சி ஒன்றிய ஆணையர் அவர்களின் செயல்முறைகள்
முன்னிலை: திருமதி.T.சாந்தி..

51

ந.க.எண்.1848/2020/அ3

நாள்.21.01.2021.

பொருள்: வரையட ஒப்புதல்- புழல் ஊராட்சி ஒன்றியம்- வினாங்காடுபாக்கம் ஊராட்சி - கோமதி அம்மன் நகர் - IX விரிவாக்கம் - I, சர்வே எண். 178/2B - வீட்டு மனைப்பிரிவு- அங்கீகாரம் இல்லாத வீட்டுமனைப் பிரிவு வரன்முறைப்படுத்தும் திட்டம் 2017-ன் மூலம் வரன்முறைப்படுத்தி வரப்பெற்றது- உத்தரவு வழங்குதல்.

பார்வை: 1).G.O.Ms.No.78H & UD Dept. Dated.04.05.2017.
2).G.O.Ms.No.172 H & UD Dept, Dated.13.10.2017.
3).CMDA Proceeding No. Reg. Layout/ 4714/2019 Dt.21.09.2020.
4).This Office Letter Rc.No. 1848/2020/A3 Dated.03.11.2020 to Sub Registrar Redhills
5).This Office Letter Rc.No. 1848/2020/A3 Dated.14.12.2020 to Member Secretary, CMDA Chennai
6).CMDA Letter No. 4714/2019 Dt.26.12.2020
7).This Office Letter Rc.No. 1848/2020/A3 Dated.19.01.2020.
6).The Member Secretary, CMDA Chennai as PPD/L.o NO.357/2020 Dt.26.12.2020. PP No.13422 Dt.26.12..2020.

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உத்தரவு:

பார்வை 1 முதல் 6 வரையிலான கடிதங்களின் மூலம் கருத்துருக்கள் அனுப்பப்பட்டு நடவடிக்கை மேற்கொள்ளப்பட்டு, பார்வை 7-ல் காணும் உறுப்பினர்/ செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம், சென்னை அவர்களின் கடிதத்தின்படி, புழல் ஊராட்சி ஒன்றியம், வினாங்காடுபாக்கம் ஊராட்சி - கோமதி அம்மன் நகர் - IX விரிவாக்கம் - I, சர்வே எண். 178/2B கொண்ட அங்கீகரிக்கப்படாத மெத்தம் 66 வீட்டு மனைகள் வரன்முறைப்படுத்தும் திட்டம் 2017-ன் கீழ் வரன்முறைப்படுத்தப்பட்டு ஏற்கனவே விற்கப்பட்டுவிட்ட 14 வீட்டுமனைகள் போக விற்கப்படாமல் உள்ள மீதமுள்ள 48 வீட்டு மனைகளுக்கு, (04 Plot Reserved for OSR), மட்டும் பார்வை 8ல் காணும் இவ்வலுவலக கேட்பு கடிதத்தின் மூலம் கீழ்காணும் தொகைகள் செலுத்தி கடிதம் வழங்கப்பட்டுள்ளது.

| வ. எண் | கட்டண விவரம் | செலுத்திய தொகை | தொகை செலுத்திய விவரம் |
|--------|---------------------------------|----------------|---|
| 1 | வளர்ச்சி கட்டணம் (DC Charges) | 72,500/- | Axis Bank, Perambur DD NO.014833 Dt.20.01.2021. |
| 2 | வரன்முறைக் கட்டணம் (RC Charges) | 87,000/- | SBI, Ambattur Chellan Dt. 20.01.2021. |

மேற்படி தொகைகள் செலுத்தப்பட்டு வரப்பெற்றுள்ளதைத் தொடர்ந்து, மேற்படி விற்கப்படாமல் உள்ள 48 வீட்டு மனைப்பிரிவு பிளாட்டுகள் இணைப்பில் கண்டுள்ள வரைப்படத்தில் குறிப்பிடப்படாமல் உள்ள வீட்டுமனைகள் மட்டும் விற்பனை செய்துகொள்ளவும், பத்திரப்பதிவுகள் செய்துகொள்ளவும் இதன் மூலம் உத்தரவு வழங்கப்படுகிறது.

ஆணையாளர்,

புழல் ஊராட்சி ஒன்றியம்.

பெறுநர்: திரு. K.முனுசாமி & K.வெற்றிசெல்வன்,
எண்.28 ஆனந்தவேலு தெரு,
பெரம்பூர், சென்னை-11.

நகல்: சார்பதிவாளர், செங்குன்றம்.

21/1/2021

[Handwritten signature]

55

By RP/AD

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

Letter No. Reg.Layout/4714/2019

Dated: 26.12.2020

To

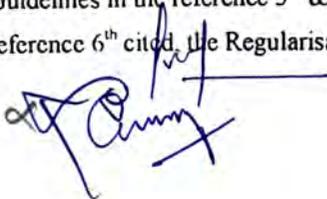
The Commissioner,
Puzhal Panchayat Union,
Puzhal, Chennai-66.

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 "Gomathi Amman Nagar IX Extension-I" (Comprising 66 Plots in Total) in S.No.178/2B of Vilangadupakkam Village comes within Puzhal Panchayat Union limit – Regularisation of Unapproved Layout- Orders sent - Reg.

- Ref:
1. Registration No. CMDA/L/0018375/2017 dated 20.04.2018 registered by Thiru.K.Munusamy & Thiru.K Vetriselvan.
 2. Your letter Na.Ka.No.924/2018/A3 dated 18.03.2019, received this office on 20.03.2019.
 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 Department, Chennai-28.
 8. This office letter even No dated 21.09.2020 addressed to the Commissioner, Puzhal Panchayat Union.
 9. Your letter No.Na.Ka.No.1848/2020/A3 dated 14.12.2020, received this office on 21.12.2020

The Regularisation Application for regularization of unapproved layout namely "Gomathi Amman Nagar IX Extension-I" (Comprising 66 Plots in Total) in S.No.178/2B of Vilangadupakkam Village, registered by Thiru.K.Munusamy & Thiru.K Vetriselvan, 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

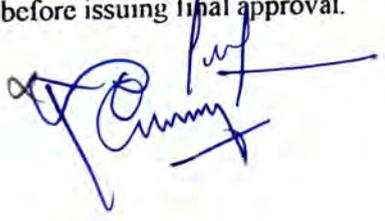


- i. As per G.O.(Ms) No. 172 H&UD UD4(3) department dated 13.10.2017 the individual plots to be regularized separately after Regularisation of layout frame work.
- ii. Only those unapproved layouts where a part or full number of plots have been sold through a registered sale deed as on 20th October 2016, 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. Further connectivity of layout to the public road and internal road pattern shall be ensured by the local body before issuing final approval.



21

4. The applicant has remitted scrutiny fee of Rs. 27,500/- (Rupees Twenty Seven Thousand and Five Hundred only) for the Regularisation of **unsold plots** in the said layout.

5. The Commissioner, Puzhal 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, Puzhal 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, Puzhal 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.

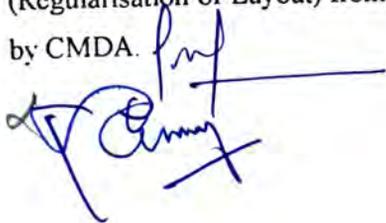
8. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural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

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

10. The Commissioner, Puzhal 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.

11. The Commissioner, Puzhal Panchayat Union is also requested to host the layout frame work along with the regularization of individual plots/layout in your web-site.

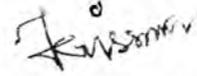
12. The Regularisation of Layout approval issued by CMDA under the regularisation of unapproved plots and layouts rules-2017 is not final. The applicant has to obtain final approval (Regularisation of Layout) from the local body concerned based on the regularisation of layout approved by CMDA.



(61)

For the approval for the layout framework, as directed as PPD/L.O(Regularisation) No.358/2020, dated 26.12.2020 Copy of Regularisation of layout frame work and Planning Permit No.13423 dated 26.12.2020 are sent herewith for further action

Yours faithfully,



For Deputy 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.K.Munusamy & Thiru.K Vetrivelan,
No.28, Anandavelu Street, 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.

