

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 11729

PPD (Regularisation) No 1047
LO 2017 2018

Date of Permit 27/06/2018

File No. Reg Layout / 14475/2017

Name of Applicant with Address Registration Slip no

MDA/L/005911/2017 dt. 27/9/2017

Date of Application 27/09/2017

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

Site Address S. No 79/2A B. Mugalivakkam

Village within the Limits of Greater Chennai
Division No.

Corporation

Layout Named as "VGN Royal Court"

Development Charge paid Rs. Challan No. Date.

frame work PERMISSION is granted to the Regularisation of Layout
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.

N. Raju
For MEMBER SECRETARY

10/6
27/6/18

CONDITIONS

Note: 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated

2. 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.

Recd
29/6/18

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.in

Web site: www.cmdachennai.gov.in

Letter No. Reg.Layout/14475/2017

Dated: 27.06.2018

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 “VGN Royal Court” Comprising in S.No. 79/2A of Mugalivakkam 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 06.11.2017.
 4. Registration No. CMDA/L/005911/2017 dated 27.09.2017 registered by M/s VGN Homes Pvt. Ltd.,
 5. NOC from Airport Authority of India(AAI) letter No. AAI/CH/LM-NOC/2017/1212-1213 dated 05.01.2018
 6. This office even No dated 16.02.2018 addressed to the local body.
 7. Your letter No. W.D.C No. A7/Layout/79/2017 dated 18.06.2018.

The Regularisation Application for regularization of unapproved layout namely “VGN Royal Court” Comprising in S.No. 79/2A of Mugalivakkam village, registered by M/s VGN Homes Pvt. Ltd., 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.
- vi. Before permitting any construction in the S.No:79/2A of Mugalivakkam Village the following conditions are to be complied as per NOC from GM, AAI, Chennai-600 016 vide letter no.AAI/CH/LM-NOC/2017/1212-1213, dated-05.01.2018
 - i) The Proposed site (Survey No. 79/2A of Mugalivakkam village) does not fall under the land acquisition of Chennai Airport at present,
 - ii) If any construction is taking place in the survey no. 79/2A of Mugalivakkam village, necessary NOC from Airport Authority of India shall have to be obtained before starting any construction activity.

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. 10,000/- (Rupees Ten Thousand 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 7th 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. **1047/ 2018**, dated **27.06.2018** Copy of Regularisation of layout frame work and Planning Permit No: 11729 dated 27.06.2018 are sent herewith for further action.

Yours faithfully,



For Member –Secretary


29/6/18

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. M/s. VGN Homes Pvt. Ltd.,
No. 333, Poonamallee High Road,
Amaindakarai,
Chennai-600 029.
 2. The Deputy Planner,
Master Plan division, CMDA, Chennai -8.
(Along with a copy of Regularisation of layout frame work)
 3. The System Analyst
Computer Cell, CMDA (to host the CMDA web site).



பெருநகர சென்னை மாநகராட்சி

GREATER CHENNAI CORPORATION

பணித்துறை
Works Department

மனை வரன்முறைப்படுத்த அனுமதி

Regularization Permit

(1971ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 122வது பிரிவின் படி.)
(Section 122 of T & C.P Act 1971)

அனுமதி எண் (Permit No) RLA/002/2017		RL/WDCN12/01181/2018	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
12	156	13/07/2018	27/09/2017
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		M/s. VGN Homes Private Limited Represented by its Director Mr.B.R.Nanda Kumar No.333, Poonamallee High Road, Amaidakara, Chennai – 600 029.	
மேம்பாட்டுத் தன்மை / Service Type		Regularisation of Layout Plot	
மனை அமைவிடம் / Plot Address		S.No.79/2A, Mugalivakkam Village, Chennai.	
Development Charges		605000	
Regularization Charges		125000	
மொத்தக் கட்டணம் / Total (in Rs.)		730000	

Amount (in Words): Rupees Seven lakhs thirty thousand only

DD Details: DD Number: 472624 Amount: Rs.730000/- Date: 16/02/2018
Bank: Andhra Bank.

The unapproved 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.

Assistant Executive Engineer (T.P)

Executive Engineer (T.P)

13/7/18