PROCEEDINGS OF THE MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, CHENNAI-8
PRESENT: THIRU. C. VIJAYARAJ KUMAR, I.A.S.

Proc. No:Reg.Layout/14941/2017 Dated : 03.11.2017

Sub: CMDA – Reg. Layout Division - Regularisation of Unapproved Plots and Layouts Rules, 2017 - Read with section 122 of the Tamil Nadu Town and Country Planning Act, 1971 – Operational Guidelines – Orders Issued.

Read: 1. G.O.Ms.No.78, Housing and Urban Development UD4(3) Department Dated 04.05.2017.
2. G.O.Ms.No.172, Housing and Urban Development UD4(3) Department Dated 13.10.2017.

ORDER:

The Government in the reference cited have issued Orders to facilitate Regularization of unapproved plots/sub-divisions and Layouts, which have been effected on or before 20.10.2016. The Government also ordered, under rule 22 of this scheme, to issue Operational guidelines for effective implementation of the scheme.

2. Accordingly, the following Operational Guidelines for effective implementation of the scheme are issued and instructed to adhere the operational guidelines scrupulously.

1. Eligibility: All unapproved layouts where any or all plots are sold and registered on or before 20.10.2016 and/or all unapproved plots/ sub-divisions which are sold and registered on or before the 20.10.2016.

2. Application: (i) Any eligible individual plot owners / layout promoters who has right over the property can submit application for Regularisation of unapproved plots / sub-divisions / Layouts to the Local Bodies concerned through online www.tnlayoutreg.in on or before 03.05.2018.

(ii)The Owners in who enjoys the right over the property are alone eligible to apply.

(iii) The General Power of Attroney /Agreement Holders are not entiltled to apply for Regularisation under the scheme

3. A) Regularisation of unapproved individual plot in a layout:

a) Particulars to be submitted:

The applicant / licensed surveyor shall have to submit the following to the concerned Local Bodies:

i) A copy of layout plan showing the plot proposed for regularization, with dimensions of the plots, road network, width of the roads, dimensions of public open spaces and public purpose plots along with survey field numbers of the village covered by the layout;
ii) Copy of Sale deed or title deed for the plot / layout.
iii) Copy of Patta/PLR/TSLR in favour of the applicant,
iv) Encumbrance Certificate covering the plot transactions issued not more than a week before the date of application.
v) In case of plot falling in agriculture land, a certificate or status report from the Tahsildar of the concerned Taluk that the Layout is not obstructing the waterways on the common field irrigation channels on the ground and flood level or inundation status.

b) Procedure for approval:

i) The layout framework prepared by the licensed surveyors in Auto CADD format

incorporating all the existing roads within the layout, approach road to layout, all plot measurements differentiating sold / unsold plot / public purpose plots & OSR if any, FMB for all Survey Nos., Encumbrance Certificate for all the sold plot lies in the said unapproved layout, along with above particulars and the status of roads within the layout / approach road to be forwarded to CMDA for issue of in-principle approval of layout frame work.

ii) After receipt of the layout framework from the Local Body in Auto CADD format, CMDA shall inspect and process the application.

iii) On satisfaction of layout condition CMDA will grant in- principle approval to the layout frame work concerned.

iv) Grant of in-principle for the layout framework shall not deem that the individual plots in the layout are regularized.

v) After the receipt of the in-principle approval layout framework for the said layout, the Local Body shall process the application for the Regularisation of unapproved individual plot subject to submission of separate application requesting regularization for each individual plots in the concerned layout for which layout framework was approved by CMDA.

vi) After examining the application for the Regularisation of unapproved individual plot in the framework approved layout, the Local Body concerned shall regularise the individual plots only for which the Regularisation application were submitted by the concerned land owners under this scheme, after collection of applicable charges as per the Government orders.

vii) After communicating the approval of individual plot to the concerned land owners, the Local Body concerned shall host the details of the approval in their respective websites and inform the same to CMDA .

B) Regularisation of unapproved layout:

a) Particulars to be submitted:

The applicant / licensed surveyor shall submit the following to the concerned Local Bodies:

i) A copy of layout plan showing the plot proposed for regularization, with dimensions of the plots, road network, width of the roads, dimensions of public open spaces and public purpose plots along with survey field numbers of the village covered by the layout;

ii) Copy of Sale deed or title deed for the plot / layout.

iii) Copy of Patta/PLR/TSLR in favour of the applicant,

iv) Encumbrance Certificate covering the plot transactions issued not more than a week before the date of application.

v) In case of plot falling in agriculture land, a certificate or status report from the Tahsildar of the concerned Taluk that the Layout is not obstructing the waterways on the common field irrigation channels on the ground and flood level or inundation status.

vi) The layout framework prepared by the licensed surveyors in Auto CADD format incorporating all the existing roads within the layout, approach road to layout, all plot measurements differentiating sold / unsold plot / public purpose plots & OSR if any, FMB for all Survey Nos., Encumbrance Certificate for all the sold plot lies in the said unapproved layout, along with above particulars and the status of roads within the layout / approach road forward to CMDA requesting to issue in-principle approval of layout frame work.

b) Procedure for approval:

(i) After receipt oflayout frame work for in-principal approval from the Local Body in Auto CADD format, CMDA shall inspect and scrutinize the application and grant the in-principle approval of layout framework / Layout.

(ii) On examination of layout frame work the applicant will be informed to carryout rectification, if any

(iii) After carryout rectification/modifications and receipt of information from the Local body ensuring the gifting of road portion and OSR area and the remittance of applicable charges the CMDA shall grant in-principle for the layout frame to the concerned Local Body concerned and CMDA will host the details of approved layout regularization in its website.

(iv) After approval of layout frame work for the unapproved layouts, local body shall

regularize the individual unapproved sold plots and un-sold plots subject to submission of separate applications for each individual plots after collection of applicable charges as stipulated in the Government orders cited above.

(v) After communicating the approval of individual plot to the concerned land owners, the Local Body concerned has to inform the same to CMDA and to host in the respective websites.

4. Regularisation of unapproved individual plot in a sub-division / unapproved sub-division (Not more than 8 plots):

a) Particulars to be submitted :

The applicant / licensed surveyor shall have to submit the following to the concerned Local Bodies:

(i) A copy of sub-division plan showing the plot proposed for regularization, with dimensions of the plots, road network, width of the roads, dimensions of public open spaces and public purpose plots along with survey field numbers of the village covered by the sub-division;
(ii) Copy of Sale deed or title deed for the plot / sub-division,
(iii)Copy of Patta/PLR/TSLR in favour of the applicant,
(iv)Encumbrance Certificate covering the plot transactions issued not more than a week before the date of application.
(v) In case of plot falling in agriculture land, a certificate or status report from the Tahsildar of the concerned Taluk that the sub-division is not obstructing the waterways on the common field irrigation channels on the ground and flood level or inundation status.

b) Procedure for approval:

i) On receipt of the above particulars/ drawings from the concerned plot owners / licensed surveyors, the Local Body concerned shall inspect the site, process the regularization application and regularize on merit, after ensuring that the sub-division does not form part of any unapproved layout. The concerned Local Body shall approve the unapproved plot in a sub-division / unapproved sub-division (not more than 8 plots).
ii) The Local Body shall issue approval order after collecting applicable charges as per Government Orders referred above and also inform to CMDA. Further, concerned Local Body has to host the details regularization granted in their websites.

5. Deemed approval status:

(i) The individual plots regularized under earlier Regularisation Scheme implemented by Government in G.O.Ms.No.76, dated 27.02.1999 shall be deemed to be regularized for residential usage.
(ii)The unapproved plots/ sub-divisions/ layouts formed prior to 05.08.1975 shall be deemed to have been approved.
(iii) Plots/ sub-divisions/layouts shall be regularized under these rules only for Residential usage and irrespective of the land use zone in the Development plans concerned.

6. (a) Restrictions for Regularisation of unapproved plot/ sub-division / layout:

i) No plot or layout in part or whole, which is located in public water body like Channel, Canal, Tank, Lake, River, Government Poramboke land, OSR land, Park or Playfield reserved in any approved layout, lands affected by the alignments of proposed road or rail corridors and street alignments specified in the development plans, the lands below the alignment of high tension and extra high voltage electric line including tower lines etc. shall be eligible for regularization.
ii) No plot with any encroachment on to a public road or street or on any other land over which the applicant does not possess ownership right and lands affected by the repealed Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978 (Tamil

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Nadu Act 24 of 1978) shall be considered for regularization.

(b) The regularization of unapproved plots / Layouts under said regulation shall be in conformity with the Regulation 6 of G.O.Ms.No.78 H&UD, dated 04.05.2017

7. Rule No: 23 of the scheme provide that any other rules regarding approval of plot, layout or sub-division which are inconsistent to the rules of this scheme shall not apply. Hence, unapproved layouts lying within 90m radius of burial/burial ground and unapproved layout lying within 30m distance from the railway property boundary can also be considered for regularization. Similarly, power delegation circular also will not be applicable for this scheme.

8. The framework of the layout in-principle approval can be cancelled by the Member-Secretary or Executive Authority of the Local Body to whom the power has been delegated in case of Plot in sub-division / layout in following circumstances:

a) Where the approval of layout framework of the layout / regularization of Plot in layout or sub-division has been obtained by fraudulent means.
b) Where the property in encumbered in any way restricting the ownership or Land acquisition Proceedings or where there is a dispute on the title of the land.

/SD/ ----------
Member Secretary

To
1. The Superintending Engineer (Works), GCC, Chennai – 600 003
2. The Commissioners of All Municipalities/Panchayat unions in CMA
3. The Executive Officers of all Town Panchayats in CMA
4. The SP(RT&A)
5. The DPs in Reg.Layout
6. The APs in Reg.Layout

Copy to:

1. The Principal Secretary to Government,
   H&UD Department, Secretariat, Chennai.

2. The Principal Secrtary to Government,
   MAWS Department, Secretariat, Chennai.

3. The Commissioner
   Greater Chennai Corporation,
   Rippon Building, Chennai – 600 003.

4. The Commissioner,
   Municipal Administration,
   Chepauk, Chennai 600 005

5. The Director of Town Panchayats
   Kuralagam, Chennai – 600 001

6. The Commissioner of Rural
   Developments and Panchayat Raj,Panagal Building,
   Saidapet, Chennai 600 015

7. P.C to Member Secretary, CMDA

/FORWARDED BY ORDER/

ASSISTANT PLANNER

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