



**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](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. L1/1023/2017 - 1

Dated: 30.05.2018

To  
**The Commissioner**  
Greater Chennai Corporation,  
Chennai -600003.



Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –  
Laying out of house sites in S.No.6/2B2 of Kathirvedu village,  
Madhavaram Taluk, Thiruvallur District, Greater Chennai  
Corporation limit – Approved - Reg.

- Ref: ✓ 1. PPA received in APU No. L1/2017/000042 dated  
20.01.2017.  
✓ 2. This office letter even No. dated 30.01.2017 addressed to  
the applicant.  
✓ 3. Applicant letter dated 01.02.2017 & 14.02.2017.  
✓ 4. This office letter even No. dated 06.04.2017 addressed to  
the applicant.  
✓ 5. This office letter even No. dated 06.04.2017 addressed to  
the Commissioner, Greater Chennai Corporation.  
✓ 6. Applicant letter dated 27.04.2017 enclosing the letter  
No.SPL/DN/25/2015 dated 12.04.2017 issued by the  
Assistant Engineer, Division-25, Greater Chennai  
Corporation.  
✓ 7. This office letter even No. dated 19.05.2017 addressed to  
the Commissioner, Greater Chennai Corporation.  
✓ 8. This office letter even No. dated 19.05.2017 addressed to  
the applicant.  
✓ 9. The Executive Engineer, Zone-III, Greater Chennai  
Corporation letter No.Zone 3/1476/2017 dated  
28.04.2017.  
✓ 10. Applicant letter dated 05.05.2017 & 19.05.2017.  
✓ 11. This office DC Advice letter even No. dated 07.11.2017  
addressed to the applicant.  
✓ 12. Applicant letter dated 08.11.2017 enclosing the receipt for  
payments.  
✓ 13. This office letter even No. dated 17.11.2017 addressed to  
the Commissioner, Greater Chennai Corporation.  
✓ 14. The Executive Engineer, Works Department, Greater  
Chennai Corporation letter  
W.D.C.No.D3/SD/WDCN03/00028/2018 dated 20.04.2018  
enclosing the Gift Deed for taking over of road space &  
park area registered as Document No.3779/2018 dated  
23.03.2018 @ SRO, Ambattur.  
✓ 15. Applicant letter dated 07.05.2018.  
✓ 16. G.O. No.112, H&UD Department dated 22.06.2017.  
✓ 17. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017,  
dated 09.08.2017.

.....

The proposal received in the reference 1<sup>st</sup> cited for the laying out of house sites in S.No.6/2B2 of Kathirvedu village, Madhavaram Taluk, Thiruvallur District, Greater Chennai Corporation limit was examined and layout plan has been prepared to satisfy the Development Regulation requirements and approved.

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, Chennai Metropolitan Development Authority 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 the following charges / fees in the reference 12<sup>th</sup> cited as called for in this office letter 11<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 30,000/-	B-003381 dated 20.01.2017 & B-003462 dated 01.02.2017
Development Charge for land	Rs. 74,000/-	B-005987 dated 08.11.2017
Layout Preparation charges	Rs. 16,500/-	
Contribution to Flag Day Fund	Rs. 500/-	339235, dated 08.11.2017

4. The approved plan is numbered as **PPD/LO. No. 34/2018**. Three copies of layout plan and planning permit **No.11565** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan before sanctioning the layout.

6. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 16<sup>th</sup> & 17<sup>th</sup> cited.

Yours faithfully,

for PRINCIPAL SECRETARY /  
MEMBER SECRETARY

Encl: 1. 3 copies of Layout plan.  
2. Planning permit in duplicate  
(with the direction to not to use the logo of CMDA in the Layout plan since the same is registered).

Copy to: 1. Tvl. D.C. Bothra & Others,  
No.9, Basin Water Works Street,  
Washermenpet,  
Chennai – 600 079.

2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).

3. Stock file /Spare Copy

A. S. S. S. S.  
W-6-18

05/11/18  
30/05/18

30/05/2018

2/6