



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. L1/10742/2019

Dated: 26.02.2021

To
The Executive Officer,
Thirumazhisai Town Panchayat
Thirumazhisai,
Chennai – 600 124.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house site comprised in S.Nos.65/1, 78/1, 2 4A1 & 5, 80/1B, 3A2 & 4, 81/1A1, 1B1A, 1B2, 1C1, 1C2, 2A1, 2A2 & 2B, 82/3A & 4, 83/2B, 84/3B and 85/1B, 2A, 3B & 6B of Chembarambakkam Village (formerly Priyampattu & Neduncheri Village), Poonamalle Taluk, Thiruvallur District, Thirumazhisai Town Panchayat limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in APU No. L1/2019/000148 dated 26.06.2019.
 2. Applicant letter dated 27.08.2019.
 3. This office letter even No. dated 11.10.2019 & 28.11.2019 addressed to the applicant.
 4. Applicant letter dated 06.12.2019 & 07.02.2020.
 5. This office letter even No. dated 17.02.2020 addressed to the applicant.
 6. Applicant letter dated 03.03.2020.
 7. This office letter even No. dated 13.03.2020 addressed to the applicant.
 8. Applicant letter dated 01.06.2020 enclosing the revised combined FMB sketch for the site under reference.
 9. Applicant letter dated 11.06.2020 & 29.07.2020
 10. This office DC Advice letter even No. dated 25.08.2020 addressed to the applicant.
 11. Applicant letter dated 27.08.2020 enclosing the receipts for payments.
 12. This office letter even No. dated 27.08.2020 addressed to the Executive Officer, Thirumazhisai Town Panchayat enclosing the skeleton plan.
 13. The Executive Officer, Thirumazhisai Town Panchayat letter R.C.No.123/2020/A1 dated 15.02.2021 enclosing a copy of Gift deed for Road space, Park area & Public Purpose-1 site registered as Doc.No.725/2021 dated 15.02.2021 and Gift deed for Public Purpose-2 site registered as Doc.No.565/2021 dated 05.02.2021 both @ SRO, Poonamallee.
 14. Applicant letter dated 26.02.2021 received on 27.02.2021
 15. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 16. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed laying out of house site comprised in S.Nos.65/1, 78/1, 2 4A1 & 5, 80/1B, 3A2 & 4, 81/1A1, 1B1A, 1B2, 1C1, 1C2, 2A1, 2A2 & 2B, 82/3A & 4, 83/2B, 84/3B and 85/1B, 2A, 3B & 6B of Chembarambakkam Village (formerly Priyampattu & Neduncheri Village), Poonamalle Taluk, Thiruvallur District, Thirumazhisai Town Panchayat limit was examined and layout plan has been prepared to



satisfy the Tamil Nadu Combined Development and Building Rules, 2019 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 11th cited as called for in this office letter 10th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.2,20,500/-	B-0012467 dated 25.06.2019
Development charge	Rs.4,50,000/-	B-0017097 dated 27.08.2020
Layout Preparation charge	Rs.1,40,000/-	
Contribution to Flag Day Fund	Rs.500/-	0005420 dated 27.08.2020

4. The approved plan is numbered as **PPD/LO. No.28/2021 dated ..26.02.2021**. Three copies of layout plan and planning permit **No.14035** are sent herewith for further action.

5. You are requested to ensure that Roads and Park are formed as shown in the approved plan, before sanctioning and release of 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 15th & 16th cited.

Yours faithfully,

o/c
26/2/21
for Member secretary
2/5
26/02/2021

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

Copy to: 1. M/s.Chennai Green Woods Private Limited
represented by its Authorized Signatory
Thiru.S.Paramaiah,
Level 5, Diamond Dune,
No.323, Poonamallee High Road,
Aminjikai, Chennai – 600 029.

2. The Deputy Planner, — Mu
Master Plan Division, 26/3/2021



CMDA, Chennai-8.
(along with a copy of approved layout plan).

4. The Superintending Engineer,
Chengalpattu Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130, GST Road (opposite to New Bus Stand),
Chengalpattu – 603 001.
(along with a copy of approved layout plan).
5. Stock file /Spare Copy

