

**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.inWeb site: www.cmdachennai.gov.in**Letter No. L1/12027/2016****Dated: 17.07.2017**

To

The Commissioner

Greater Chennai Corporation

Ripon Building

Chennai – 600 003.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites in the property comprised in S.Nos.33/2C1 & 2C2 of Mugalivakkam Village, Alandur Taluk, Kancheepuram District, Greater Chennai Corporation limit – Approved - Reg.

- Ref:
- ✓ 1. Planning Permission Application for laying out of house sites received in APU No.L1/2016/000540 dated 29.07.2016.
 - ✓ 2. Applicant letter dated 29.08.2016 & 31.08.2016.
 - ✓ 3. This Office DC advice letter even No. dated 07.12.2016 addressed to the applicant.
 - ✓ 4. Applicant letter dated 08.12.2016 enclosing receipts of payment.
 - ✓ 5. This office letter even No. dated 15.12.2016 addressed to the Commissioner, Greater Chennai Corporation.
 - ✓ 6. Letter WDCNo.D3/0021/2017 dated 26.05.2017 received from the Executive Engineer, Works Department, Greater Chennai Corporation enclosing Gift Deed registered as Document No.6236/2017 dated 17.05.2017 @ SRO Kundrathur.
 - ✓ 7. Applicant letter dated 03.07.2017.

The proposal received in the reference 1st cited for the proposed Laying out of house site in the property comprised in S.Nos.33/2C1 & 2C2 of Mugalivakkam Village, Alandur Taluk, Kancheepuram District, Greater Chennai Corporation limit was examined and Layout plan has been prepared satisfying 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 as called for in this office letter 4th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 6,500/-	B 001896 dated 29.07.2016.
Development Charge for land	Rs.13,000/-	B-002997 dated 08.12.2016
Layout Preparation charges	Rs. 3,000/-	
Contribution to Flag Day Fund	RS. 500/-	

4. The approved plan is numbered as **PPD/LO.No.24/2017**. Three copies of layout plan and planning permit **No.9388** are sent herewith for further action.

Yours faithfully,

for 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:

- Tvl.M.V.Senthil Kumar & M.Vijaya,**
No.2/33-1, Subramani Koil Street,
Mugalivakkam
Chennai – 600 125.
- The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
- Stock file /Spare Copy

→ 20/7/17