

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008

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E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)**Letter No. L1/1380/2019****Dated: 21.10.2019**

To

**The Commissioner**

Thiruverkadu Municipality,

Thiruverkadu,

Chennai - 600 077.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed Laying out of house site in S.Nos.91/1A2B, 1B, 2B & 3B of Ayanambakkam Village, Maduravoyal Taluk, Thiruvallur District, Thiruverkadu Municipal limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/00015 dated 25.01.2019.
  2. This office letter even No. dated 27.02.2019 addressed to the applicant
  3. Applicant letter dated 22.03.2019 & 06.06.2019.
  4. This office letter even No. dated 19.06.2019 addressed to the SRO, Ambathur.
  5. The SRO, Ambathur letter Rc.No.10/2019 dated 28.06.2019.
  6. This office DC Advice letter even No. dated 01.07.2019 addressed to the applicant.
  7. Applicant letter dated 04.07.2019 enclosing receipt of payments.
  8. This office letter even no. dated 08.07.2019 addressed to the Commissioner, Thiruverkadu Municipality enclosing the skeleton plan.
  9. The Commissioner, Thiruverkadu Municipality in letter RC.No.3376/2019/F1 dated 04.10.2019 enclosing a copy of Gift deed for Road area registered as Doc.No.14367/2019 dated 01.10.2019 @ SRO, Ambathur.
  10. G.O.No.112, H&UD Department dated 22.06.2017.
  11. Secretary (H & UD and TNRERA) Lr. No.TNRERA/ 261/ 2017, dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house site in S.Nos.91/1A2B, 1B, 2B & 3B of Ayanambakkam Village, Maduravoyal Taluk, Thiruvallur District, Thiruverkadu Municipal 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 7<sup>th</sup> cited as called for in this office letter 6<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.5,800/-	B 008876 dated 24.01.2019
Development charges for land	Rs.19,000/-	B 0012681 dated 03.07.2019
Layout Preparation charges	Rs. 8,000/-	
OSR charge (for 77 sq.m.)	Rs.6,70,000/-	2760909 to 2760913 dated 04.07.2019
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No.112/2019** dated **21.10.2019**. Three copies of layout plan and planning permit **No.12734** are sent herewith for further action.

5. You are requested to ensure that the roads are formed as shown in the 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 10<sup>th</sup> & 11<sup>th</sup> cited.

Yours faithfully,

o/c

18/10/19

2/5

for Chief Planner, MSB/Layout

18/10/19

18/10/2019

Encl:

- 3 copies of layout plan.
- 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:

- Thiru.K.Pugazhenth & A.Vasanthi (GPA),  
Plot No.10/478,  
Mogappair East,  
Chennai – 600 037.
- The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).
- Stock file /Spare Copy

