

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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**Letter No. L1/14496/2016****Dated: .06.2017**

To  
The Commissioner  
Thiruverkadu Municipality,  
~~Municipality, Thiruverkadu,~~  
Chennai – 600077.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –  
Layout of house sites in S.Nos. 103 Previously 103/2 and present  
S.No.103/2B of Thiruverkadu village, Poonamallee Taluk,  
Thiruvallur District, Thiruverkadu Municipality limit – Approved -  
Reg.

- Ref:
1. Layout proposal received in APU No.L1/2016/000674 on 21.09.2016.
  2. Applicant letter dated: 25.10.2016. *02.12.2016*
  3. This office letter even No. dated ~~07.03.2017~~ addressed to the applicant.
  4. Applicant letter dated 09.12.2016 & 28.12.2016.
  5. This office DC advice letter even no. dated 18.01.2017. addressed to the applicant.
  6. Applicant letter dated 23.01.2017.
  7. This office letter even No. dated 25.01.2017 addressed to the Commissioner, Thiruverkadu Municipality.
  8. Letter RC. No. 237/2017/F1 dated 17.05.2017 received from the Commissioner, Thiruverkadu Municipality enclosing the Gift Deed for Road area registered as Doc.No.3029/2017 dated ~~08.03.2017~~ @ SRO, KUndrathur.

9. *14* ~~Earlier~~ PP for Spl. Buildings issued in CMDA No. *Group development* B3/9210/2014, dt. 12.02.2015

*old* The proposal received in the reference 1<sup>st</sup> cited for the proposed Layout of house sites in S.Nos.103 Previously 103/2 and present S.No.103/2B of Thiruverkadu village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipality limit was examined and layout plan has been revised 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 as called for in this office letter 5<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 8,100/-	B 002345 dated 21.09.2016
Layout Preparation charges	Rs. 7,000/-	B-003307 dated 23.01.2017
Contribution to Flag Day Fund	RS. 500/- (530 RS.m)	

The DC and OSR charges remitted for the approval issued for (X)

4. The approved plan is numbered as **PPD/LO. No.16/2017**. Three copies of layout plan and planning permit **No.9380** 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.

(X) Spl. building <sup>group development</sup> in the site plan in the ref. q<sup>n</sup> cited have been adjusted for this layout approval.

- 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).

Yours faithfully,

O/c  
02/06/2017

for MEMBER SECRETARY  
05/06/2017

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Copy to: 1. M/s.S.P.Homes Pvt.Ltd.

Represented by its Managing Director  
Thiru.K.Damodaran,  
No.3,8<sup>th</sup> Cross street,  
Shenoy Nagar,  
Chennai - 600030.

(CGPA for them S. Elumalai & 5 others)

A. Kalyani ✓

2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).  
3. Stock file /Spare Copy