



No - on
Rotate

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. L1/14646/2019

Dated: 11.11.2019

To

The Executive Officer,
Thirumazhisai Selection Grade Town Panchayat,
Thirumazhisai,
Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
– Laying out of house sites in the property comprised in S.No.239
of Udayavarkoil Village, Poonamallee Taluk, Thiruvallur District,
Thirumazhisai Town Panchayat limit – Approved - Reg.

- Ref:
1. PPA received in APU No.L1/2019/000206 dated 30.08.2019.
 2. This office letter even No.-1 dated 05.09.2019 addressed to the Executive Officer, Thirumazhisai Town Panchayat.
 3. This office letter even No.-2 dated 05.09.2019 addressed to the Chief Engineer, PWD, WRD, Chennai Region.
 4. The Executive Officer, Thirumazhisai Town Panchayat letter Rc.No.47/2018/A1 dated 10.09.2019.
 5. This office letter even No. dated 18.09.2019 addressed to the SRO, Poonamallee.
 6. The SRO, Poonamallee letter No.18/2019 dated 20.09.2019.
 7. This office DC Advice letter even No. dated 23.09.2019 addressed to the applicant.
 8. Applicant letter dated 23.09.2019 enclosing receipts of payment.
 9. The Chief Engineer, PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Thirumazhisai Village-I/2019/M dated 23.09.2019.
 10. This office letter even No.-1 dated 24.09.2019 addressed to the Executive Officer, Thirumazhisai Selection Grade Town Panchayat enclosing a copy of skeleton plan.
 11. This office letter even No.-2 dated 24.09.2019 addressed to the Superintendent Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO enclosing a copy of skeleton plan.
 12. The Executive Officer, Thirumazhisai Town Panchayat letter R.C.No.328/2019/A1 dated 01.11.2019 enclosing the copy of Gift Deed for Road & PP site area registered as Doc.No.3760/2019 dated 22.10.2019 @ SRO, Poonamallee.
 13. The Superintendent Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO letter No. SE / CEDC / CGL / AEE / GL / CHD / F.Land / D.No.1019 / 19 dated 24.10.2019 enclosing the copy of Gift Deed for Road & PP site area registered as Doc.No.3761/2019 dated 22.10.2019 @ SRO, Poonamallee.
 14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 15. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

AK-7 10-1 *****



The proposal received in the reference 1st cited for laying out of house sites in the property comprised in S.No.239 of Udayavarkoil Village, Poonamallee Taluk, Thiruvallur District, Thirumazhisai Town Panchayat limit was examined and the layout plan has been prepared to satisfy the Tamil Nadu Combined Development & 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 8th cited as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 8,000/-	B-0013548 dated 13.08.2019
Development Charge for land	Rs.20,000/-	B-0014134 dated 23.09.2019
Layout Preparation charges	Rs.15,000/-	
OSR charge (for 76 sq.m.)	Rs.2,80,000/-	2761924 to 2761928 dated 23.09.2019
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No.123/2019 dated 11.11.2019**. Three copies of layout plan and Planning Permit **No.12745** are sent herewith for further action.

5. You are requested to ensure that road and Park are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 9th cited and shall obtain a letter from PWD confirming the compliance of conditions, 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 14th & 15th cited.

Yours faithfully,

ok

11/11/19

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for Chief Planner, MSB/Layout

11/11/19

11/11/2019

- 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).

