



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 003
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/15540/2018-1

Dated: 10.06.2019

To

The Commissioner

Thiruvallur Panchayat Union @ Ekkadu,
Thiruvallur District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.Nos.221/2 & 3 and 222/1, 3A, 3B & 3C of Pakkam village, Thiruvallur Taluk, Thiruvallur District, Thiruvallur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2018/000183 dated 09.08.2018.
 2. This office letter even no. dated 07.09.2018 addressed to the C.E., PWD, WRD, Chennai Region.
 3. This office letter even No. dated 27.11.2018 addressed to the RDO, Thiruvallur District @ Ponneri.
 4. This office letter even No. dated 27.11.2018 addressed to the applicant.
 5. This office reminder letter even no. dated 27.11.2018 addressed to the C.E., PWD, WRD, Chennai Region.
 6. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Inundation-Pakkam/2018 dated 11.01.2019.
 7. The applicant letter dated 21.01.2019.
 8. This office reminder letter even No. dated 31.01.2019 addressed to the RDO, Thiruvallur District @ Ponneri.
 9. Applicant letter dated 31.01.2019 & 05.02.2019.
 10. Certificate issued by the Tahsildar, Thiruvallur Taluk vide reference K.Dis.525/2019/A1 dated 27.02.2019.
 11. This office DC Advice letter even No. dated 28.03.2019 addressed to the applicant.
 12. Applicant letter dated 01.04.2019 enclosing the receipt for payments.
 13. This office letter even no. dated 05.04.2019 addressed to the Commissioner, Thiruvallur Panchayat Union.
 14. The Commissioner, Thiruvallur Panchayat Union letter Rc.No.1802/2019/A3 dated 22.05.2019 enclosing the copy of Gift Deed for road and park area registered as Doc.No.5665/2019 dated 16.05.2019 @ SRO, Thiruvallur.
 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 sites in S.Nos.221/2 & 3 and 222/1, 3A, 3B & 3C of Pakkam village, Thiruvallur Taluk, Thiruvallur District, Thiruvallur Panchayat Union 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 12th cited as called for in this office letter 11th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 35,000/-	B-007881 dated 07.08.2018
Development charge	Rs. 70,000/-	B-0010369 dated 01.04.2019
Layout Preparation charges	Rs. 45,000/-	
Contribution to Flag Day Fund	Rs. 500/-	2760424 to 2760428 dated 01.04.2019

4. The approved plan is numbered as **PPD/LO. No.67/2019**. Three copies of layout plan and planning permit **No.12386** 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 6th cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout before sanctioning 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
for Principal Secretary /
Member Secretary 2/6
10/6/19
07/06/19
07/06/19

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: 1. Thiru.T.M.Mathew,
Managing Partner, M/s.TTM Enterprises,
(POA on behalf of Tmt.Sheela Mathew)
No.15, T.T.Mathew Road,
Mogappair West, Noolambur, Chennai – 600 095.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. The Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan for
monitoring the compliance of the conditions
stipulated in the NOC in ref. 6th cited).
4. Stock file /Spare Copy