

**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.in](mailto:mscmda@tn.gov.in)Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)**Letter No.L1/16641/2016****Dated: 02.02.2017**

To

The Commissioner,  
St.Thomas Mount Panchayat Union @ Chitlapakkam,  
Chennai – 600 064.

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning Permission – De-reservation of school site into residential site and sub-division for residential plots in the property comprised in S.No. 300/1A1B, 1A1C & 1A1D of Mudichur village, Tambaram Taluk, Kancheepuram District, St. Thomas Mount Panchayat Union limit – Approved – Reg.

Ref:

2. G.O.(3D) No. 181 H&amp;UD(UD-V) Dept. dated 28.10.2016.

3. Applicant letter dated 30.11.2016, received on 02.12.2016.

4. PPA received in APU No. L1/2016/000821 dated 02.12.2016.

5. This office DC advice letter even No. dated 02.02.2017 addressed to the applicant.

6. Applicant letter dated 08.02.2017.

The proposal received in the reference 2<sup>nd</sup> cited for de-reservation of school site lying in the approved layout PPD/L.O. No. 82/1989 <sup>and sub-division into residential site</sup> as per G.O.(3D) No. 181 H&UD(UD-V) Dept. dated 28.10.2016 <sup>and sub-division for residential plots</sup> comprised in S.No. 300/1A1B, 1A1C & 1A1D of Mudichur village, Tambaram Taluk, Kancheepuram District, St. Thomas Mount Panchayat Union limit was examined and sub-division 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.

3. 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 Authority 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.

4. The applicant has remitted the charges / fees to this office as per the following details:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee ✓	Rs. 2,100/- ✓	B-002950, dated 02.12.2016 ✓
Layout Preparation charges ✓	Rs. 1,800 /- ✓	C 100036, dated 07.02.2012 ✓
Flag Day Fund ✓	RS. 500/- ✓	C 100037, dated 07.02.2012 ✓

5. The approved sub-division plan is numbered as **PPD/LO. No.02/2017**. Three copies of sub-division plan and planning permit **No. 9365** are sent herewith for further action.

Yours faithfully,

dc

for MEMBER SECRETARY

Encl: 1. 3 copies of Sub-division plan.  
2. Planning permit in duplicate  
(with the direction to not to use the logo of CMDA in the Sub-division plan since the same is registered).

10/02/17

10/02/2017

Copy to: 1. Thiru P. Damodaran,  
62, TNHB Road,  
Lakshmipuram Extension,  
West Tambaram,  
Chennai – 600 045.

2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).

3. Stock file /Spare Copy

8/5 - Director