



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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**Letter No. L1/1702/2020**

**Dated: 4.08.2020**

To

**The Executive Officer,**  
Madambakkam Town Panchayat  
Madambakkam  
Chennai – 600 126.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed laying out of house site comprised in S.Nos.553/1A, 1B, 2, 3 & 4, 554/1, 2, 3 & 4 and 545/2 of Madambakkam Village, Tambaram Taluk, Chengalpattu District, Madambakkam Town Panchayat limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000030 dated 06.02.2020.
  2. This office letter even No. dated 11.02.2020 addressed to the Executive Officer, Madambakkam Town Panchayat.
  3. The Executive Officer, Madambakkam Town Panchayat letter RoC.No.90/2020 dated 02.03.2020.
  4. This office letter even No. dated 12.03.2020 addressed to the applicant.
  5. This office DC Advice letter even No. dated 22.05.2020 addressed to the applicant.
  6. Applicant letter dated 25.05.2020 received on 26.05.2020 enclosing the receipt for payments.
  7. This office letter even No. dated 27.05.2020 addressed to the Executive Officer, Madambakkam Town Panchayat enclosing the skeleton plan.
  8. The Executive Officer, Madambakkam Town Panchayat letter RC.No.90/2020 dated 09.07.2020 enclosing a copy of Gift deed for Road space, Park area and PP site (1 & 2) site registered as Doc. No.4480/2020 dated 09.07.2020 @ SRO, Selaiyur.
  9. Applicant letter dated 20.07.2020.
  10. G.O.No.112, H&UD Department dated 22.06.2017.
  11. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house site comprised in S.Nos.553/1A, 1B, 2, 3 & 4, 554/1, 2, 3 & 4 and 545/2 of Madambakkam Village, Tambaram Taluk, Chengalpattu District, Madambakkam Town Panchayat limit was examined and 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 in the reference 6<sup>th</sup> cited 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.19,000/- ✓	B-0015802 dated 06.02.2020
Development charge	Rs.40,000/- ✓	B-0016397 dated 26.05.2020
Layout Preparation charge	Rs.25,000/- ✓	
Flag Day Fund	Rs. 500/- ✓	0005216 dated 22.05.2020 ✓

4. The approved plan is numbered as **PPD/LO. No.58/2020 dated .../...08.2020**. Three copies of layout plan and planning permit **No.13820** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved 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,

9/c  
for Member Secretary

04/08/2020

04/08/2020

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. Tmt.R.Vasanthi Ram Narayan & Thiru.S.R.Nanda Kishore, No.32, Ramachandra Road, Nehru Nagar, Chrompet, Chennai - 600 044.
  2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).
  3. The Superintending Engineer, Chennai Electricity Distribution Circle, (South-II). Tamil Nadu Generation of Electricity and Distribution Corporation (TANGEDCO) K.K.Nagar, Chennai-600 078.  
(along with a copy of approved layout plan).
  4. Stock file /Spare Copy

