



**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](mailto:mcmda@tn.gov.in)  
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**Letter No. L1/17425/2018-1**

**Dated: 18.10.2019**

To

**The Commissioner**  
Greater Chennai Corporation  
Ripon Building,  
Chennai – 600 003.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –  
Laying out of house sites comprised in S.No:37/1B of Manapakkam  
Village, Alandur Taluk, Chennai District, Greater Chennai Corporation  
limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No. L1/2018/000232 dated 18.09.2018.
  2. This office letter even No. dated 29.10.2018 addressed to the applicant.
  3. Applicant letter dated 12.11.2018.
  4. Applicant letter dated 26.11.2018 enclosing a Certificate (in original) issued by the Tahsildar, Alandur vide reference L.Dis.231/2018 A1 dated 23.11.2018
  5. Applicant letter dated 03.12.2018 & 06.12.2018.
  6. This office DC advice letter even No. dated 08.02.2019 addressed to the applicant.
  7. Applicant letter dated 11.02.2019 enclosing the receipt for payments.
  8. This office letter even No. dated 22.02.2019 addressed to the Commissioner, Greater Chennai Corporation enclosing the Skeleton Plan.
  9. The Executive Engineer, Works Department, Greater Chennai Corporation in letter W.D.C.No.D1/SD/WDCN12/00167/2019 dated 18.09.2019 enclosing the Gift deed for Road & Park area registered as Doc.No.9821/2019 dated 03.09.2019 @ Joinit -1 Sub-Registrar, South Chennai, Saidapet.
  10. Applicant letter dated 09.10.2019 enclosing the receipt of payment made to TANGEDCO.
  11. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  12. 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 laying out of house sites comprised in S.No.37/1B of Manapakkam Village, Alandur Taluk, Chennai District, Greater Chennai Corporation limit was examined and layout plan has been prepared to satisfy the Development Regulations 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.17,000/- ✓	B-008093 dated 10.09.2018
Development Charge ✓	Rs.50,000/- ✓	B-008994 dated 11.02.2019
Layout Preparation charge ✓	Rs.14,000/- ✓	
Flag Day Fund ✓	Rs.500/- ✓	

4. The approved plan is numbered as **PPD/LO. No.111/2019 dated .10.2019.** Three copies of layout plan and planning permit **No.12733** 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,

*o/c*  
*18/10/19*  
for Member Secretary

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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.R.Vijay & Tmt.R.Geetha,  
No.3B, West Lyn Fairmont Garden,  
Mount-Poonamallee Road,  
Manapakkam, Chennai-600 125.

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

3. Stock file /Spare Copy