



**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)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. L1/17761/2016-1

Dated: 15.03.2019

To

**The Commissioner**

Greater Chennai Corporation,  
Ripon Building,  
Chennai – 600003.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.Nos.119/1A1B, 1A2B, 1B2, 1B3, 1C, 2A, 2B, 2C & 3B, 120/1A1, 1A2, 1A3, 1A5, 1A6, 1B & 2, 121/1A1A, 1A1B, 1A2, 1C1, 1C2, 1D1 & 1D2, 148/1, 2 & 3 and 149/1C1A Part, 1C1B, 1C2, 1D & 2 of Manapakkam Village, Alandur Taluk, Kancheepuram District, Greater Chennai Corporation Limit – Approved - Reg.

- Ref:
1. PPA received in APU No. L1/ 2016/ 000801 dated 21.11.2016.
  2. This office letter even No. dated 27.03.2017 addressed to the C.E., PWD, WRD, Chennai Region.
  3. Applicant letter dated 11.05.2017 & 07.06.2017.
  4. The CE, PWD (WRD), Chennai region letter No.DB/T5(3)/F-1-Mannapakkam/2017 dated 28.07.2017.
  5. This office letter even No. dated 26.10.2017 addressed to the applicant.
  6. This office letter even No. dated 26.10.2017 addressed to the petitioner Thiru.K.Sampathkumar.
  7. Applicant letter dated 06.11.2017 & 10.11.2017, 01.08.2017.
  8. Minutes of the Special Sanction Committee meeting held on 10.11.2017.
  9. This office letter even No. dated 13.12.2017 addressed to the applicant.
  10. This office reminder letter even No. dated 13.12.2017 addressed to the petitioner Thiru.K.Sampathkumar.
  11. Applicant letter dated 15.12.2017, 08.01.2018, 30.01.2018, 01.02.2018, 07.02.2018, 21.02.2018, 26.02.2018 & 26.03.2018, 24.05.2018.
  12. Applicant letter dated 05.06.2018.
  13. This office DC Advice letter even No. dated 08.06.2018 addressed to the applicant.
  14. Applicant letter dated 15.06.2018 enclosing receipt of payments.
  15. This office letter even No. dated 03.07.2018 addressed to the Commissioner, Greater Chennai Corporation.
  16. The Executive Engineer, Works Department, Greater Chennai Corporation letter W.D.C.No.D1/SD/WDCN12/00414/2018 dated 05.03.2019 enclosing a copy of Gift deed for Road & Park area registered as Doc.No.2115/2019 dated 26.02.2019 @ Joint-I SRO, South Chennai, Saidapet.
  17. Applicant letter dated 14.03.2019.
  18. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  19. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites in S.Nos.119/1A1B, 1A2B, 1B2, 1B3, 1C, 2A, 2B, 2C & 3B, 120/1A1, 1A2, 1A3, 1A5, 1A6, 1B & 2, 121/1A1A, 1A1B, 1A2, 1C1, 1C2, 1D1 & 1D2, 148/1, 2 & 3 and 149/1C1A Part, 1C1B, 1C2, 1D & 2 of Manapakkam Village, Alandur Taluk, Kancheepuram District, Greater Chennai Corporation 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 14<sup>th</sup> cited as called for in this office letter 13<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 63,250/- ✓	B-002825 dated 21.11.2016 ✓
Development charge ✓	Rs.1,55,000/- ✓	B-007474 dated 15.06.2018 ✓
Layout Preparation charges ✓	Rs. 65,000/- ✓	
Regularisation charge ✓	Rs.38,15,000/- ✓	634836 dated 15.06.2018 ✓
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No. 32/2019**. Three copies of layout plan and planning permit **No.12349** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of all the conditions stipulated by PWD in their letter No.DB/T5(3)/F-1-Mannapakkam/2017 dated 28.07.2017 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 18<sup>th</sup> & 19<sup>th</sup> cited.

Yours faithfully,

*o/c*  
15/3/19  
for Principal Secretary /  
Member Secretary

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

15/3/19

15/3/2019

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Copy to:

1. Tvl.Chenaram Seni and others,  
98/99, Habibullah Road,  
T.Nagar, Chennai – 600017.
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. 4<sup>th</sup> cited).
4. Stock file /Spare Copy

A. S. S.  
20.3.15

