



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Egmore, Chennai - 600 008
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E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/18211/2019

Dated: 19.10.2020

To

The Commissioner

Thiruverkadu Municipality,
Thiruverkadu,
Chennai – 600 077.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house site comprised in S.No.75/1A2, 1A3 & 1A4 of Koladi Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for layout of house sites received in APU No. L1/2019/000255 dated 31.10.2019.
 2. This office letter even No. dated 19.11.2019 addressed to the Sub-Registrar, Joint-II SRO, Chennai South, Saidapet @ Guindy.
 3. The Sub-Registrar (i/c), Joint-II SRO, Chennai South, Saidapet letter No.154/2019 dated 19.11.2019.
 4. This office DC Advice letter even No. dated 19.11.2019 addressed to the applicant.
 5. Applicant letter dated 20.11.2019 enclosing the receipts for payments.
 6. This office letter even No.-1 dated 21.11.2019 addressed to the Commissioner, Thiruverkadu Municipality enclosing a skeleton plan.
 7. This office letter even No.-2 dated 21.11.2019 addressed to the Superintending Engineer, CEDC, West, TANGEDCO enclosing a skeleton plan.
 8. Applicant letter dated 26.11.2019 enclosing revised layout plan.
 9. This office letter even No.-1 dated 10.12.2019 addressed to the Commissioner, Thiruverkadu Municipality enclosing the Skeleton Plan.
 10. This office letter even No.-2 dated 10.12.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle, West enclosing the Skeleton Plan.
 11. The Commissioner, Thiruverkadu Municipality letter R.C.No.7816/2019/F1 dated 08.10.2020 enclosing a copy of Gift deed for handing over of the Road space and PP-1 site registered as Doc.No.1608/2020 dated 07.10.2020 @ SRO, Chennai South, Joint-II.
 12. The Superintending Engineer, CEDC / West, 110/33/11 KV Thirumangalam SS, Anna Nagar, Chennai - 40 letter No.SE/CEDC/W/EE/GL/AEE/C/F.Land/D.213/20 dated 05.10.2020 enclosing a copy of Gift deed for handing over of the PP-2 site registered as Doc.No.1548/2020 dated 30.09.2020 @ SRO, Chennai South, Joint-II.
 13. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 14. 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 site comprised in S.No.75/1A2, 1A3 & 1A4 of Koladi Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit was examined and layout plan has been prepared to



satisfy the Tamil Nadu Combined Development and 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 has remitted the following charges / fees in the reference 5th cited as called for in this office letter 4th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.9,000/-	C-100560 dated 30.10.2019
Development charge	Rs.28,000/-	B-0014906 dated 20.11.2019
Layout Preparation charges	Rs.15,000/-	
OSR charge (for 193 sq.m.)	Rs.8,40,000/-	649941 dated 20.11.2019
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No.91/2020 dated 19.10.2020**. Three copies of layout plan and planning permit **No.13853** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the 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 13th & 14th cited.

Yours faithfully,

o/c
19/10/2020
for Chief Planner, Layout

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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).

Copy to: 1. Thiru.V.Chandrasekeran,
Plot No.18, 4th Cross St,
Balakrishna Nagar,
Gerugambakkam,
Chennai - 600 128.



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, West,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
Thirumangalam, Chennai-40.
(along with a copy of approved layout plan).
4. Stock file /Spare Copy

2/11/2020

