

**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. L1/18680/2016

Dated: 10.08.2017

To

**The Commissioner**

Thiruvallur Panchayat Union @ Ekkadu,  
Thiruvallur District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - Laying out of house site for the property comprised in S.No. 738/1, 2 & 3 of Nathamedu (Pakkam-B) Village, Thiruvallur Taluk, Thiruvallur District, Thiruvallur Panchayat Union limit - Approved - Reg.

- Ref:
1. PPA received in APU No.L1/2016/000839 dated 15.12.2016.
  2. This office letter even No. dated 19.05.2017 addressed to the SRO Thiruvallur.
  3. SRO, Thiruvallur letter R.C.No.166/2017 dated 24.05.2017 addressed the Member Secretary, CMDA.
  4. This Office DC advice letter even No. dated 30.05.2017 addressed to the applicant.
  5. Applicant letter dated 13.06.2017.
  6. This Office letter even no. dated 19.06.2017 addressed to the Commissioner, Thiruvallur Panchayat Union.
  7. Letter R.C.No.1612/2017/A3 dated 10.07.2017 received from the Commissioner, Thiruvallur Panchayat Union @ Ekkadu enclosing the Gift Deed for Road area registered as Document No.5380/2017 Dated 04.07.2017 @ SRO Thiruvallur.

8. Applicant letter dated 14.07.2017

\*\*\*

The proposal received in the reference 1<sup>st</sup> cited for the proposed Laying out of house site for the property comprised in S.No. 738/1, 2 & 3 of Nathamedu (Pakkam-B) Village, Thiruvallur Taluk, Thiruvallur District, Thiruvallur Panchayat Union limit was examined and Layout 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.





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 as called for in this office letter 5<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 12,700/- ✓	B 003029 dated 15.12.2016.
Development Charge for land	Rs. 25,000/- ✓	B 004747 dated 13.06.2017. ✓
Open Space Reservation charges (for 250 m <sup>2</sup> )	Rs. 18,85,000/- ✓	
Layout Preparation charges	Rs. 30,000/- ✓	
Contribution to Flag Day Fund	RS. 500/- ✓	9122382 to 9122386 dated 13.06.2017 ✓

4. The approved plan is numbered as **PPD/LO.No.32/2017**. Three copies of sub-division plan and planning permit **No.9396** are sent herewith for further action.

Yours faithfully,

o/c *[Signature]*  
10/08/2017

for MEMBER SECRETARY 2/5

*[Signature]*  
7/8/17

*[Signature]*  
08/08/2017

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 Layout plan since the same is registered).

Copy to:

1. Tvl.Anil Kumar Daga & Sons and K.Raja,  
No.19-C, Anugraha Apartment 3<sup>rd</sup> Floor,  
Nungambakkam High Road,  
Chennai – 600 034.
2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).
3. Stock file /Spare Copy

*A. Jayaraj*