



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
Web site: www.cmdachennai.gov.in

Letter No. L1/18822/2016

Dated: 10.11.2017

To
The Commissioner
Greater Chennai Corporation,
Chennai -600003.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
Laying out of house sites in S.Nos.76/1B2A, 2A2A, 2B2 & 2C2 and
S.No.79/6A1G of Kadirvedu village, Madhavaram Taluk,
Thiruvallur District, Greater Chennai Corporation limit - Approved
- Reg.

- Ref:
1. PPA received vide in APU No.L1/2016/000840 dated 15.12.2016.
 2. Applicant letter dated 09.01.2017.
 3. Applicant letter dated 30.01.2017.
 4. Applicant letter dated 07.02.2017 received on 20.02.2017.
 5. This office DC advice letter even No. dated 04.04.2017 addressed to the applicant.
 6. Applicant letter dated 07.04.2017 enclosing the receipt for payments.
 7. This office letter even No. dated 12.04.2017 addressed to the Commissioner, Greater Chennai Corporation.
 8. The Executive Engineer, Works Department, Greater Chennai Corporation letter W.D.C.No.D3/0135/2017 dated 23.10.2017 enclosing the Gift Deed for taking over of road space registered as Document No.12829/2017 dated 27.09.2017 @ SRO, Ambattur.
 9. G.O.No.112, H&UD Department dated 22.06.2017.
 10. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the laying out of house sites in S.Nos.76/1B2A, 2A2A, 2B2 & 2C2 and S.No.79/6A1G of Kadirvedu village, Madhavaram Taluk, Thiruvallur 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 and 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 6th cited as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 5,000/-	B-003030 dated 15.12.2016
Development Charge for land	Rs. 13,000/- ✓	B-004165 dated 07.04.2017 ✓
Layout Preparation charges	Rs. 5,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	334852, dated 07.04.2017 ✓

4. The approved plan is numbered as **PPD/LO. No.52/2017**. Three copies of layout plan and planning permit **No.11519** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan before sanctioning 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 9th & 10th cited.

Yours faithfully,

for MEMBER SECRETARY

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.A.Baskar (alias) Pragalanandane (GPA),
On behalf of Tmt.Priti Manoharan & 2 Others,
No.107/1, 10th Main Road, 7th Street,
Anna Nagar, Chennai – 600 040.

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

3. Stock file /Spare Copy