



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. L1/19439/2018-1

Dated: 11.07.2019

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 in S.Nos.660/2 & 4, 661/2, 3, 4, 5 & 6, 662/2, 3A & 3B and 680/1 & 2 of Ayanambakkam Village, Maduravoyal Taluk, Thiruvallur District, Thiruverkadu Municipal limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No. L1/2018/000267 dated 26.10.2018.
 2. This office letter No.R1/11805/2017 dated 18.12.2017 addressed to the CE, PWD, WRD, Chennai Region, Chepauk, Chennai - 05.
 3. The CE, PWD, WRD, Chennai Region letter No. DB/T5(3)/I-Ayanambakkam-II/2018/M dated 29.01.2018.
 4. Authority Resolution in A.R.No.73/2018 dated 05.07.2018.
 5. This office letter even No. dated 07.12.2018 addressed to the CE, PWD, WRD, Chennai Region, Chepauk; Chennai-05.
 6. This office letter even No. dated 10.12.2018 addressed to the applicant.
 7. Applicant letter dated 18.12.2018.
 8. This office letter even No. dated 28.12.2018 addressed to the applicant.
 9. Applicant letter dated 07.02.2019.
 10. This office letter even No. dated 18.02.2019 addressed to the applicant.
 11. Applicant letter dated 21.02.2019.
 12. This office letter even No. dated 26.02.2019 addressed to the applicant.
 13. This office DC Advice letter even No. dated -02.04.2019 addressed to the applicant.
 14. Applicant letter dated 03.04.2019 enclosing receipts of payment.
 15. This office letter even no. dated 08.04.2019 addressed to the Commissioner, Thiruverkadu Municipality enclosing the skeleton plan.
 16. The Commissioner, Thiruverkadu Municipality letter Rc.No.1749/2019/F-1 dated 21.06.2019 enclosing a copy of Gift deed for Road & Park area registered as Doc.No.8939/2019 dated 21.06.2019 @ SRO, Ambattur.
 17. The CE, PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Ayanambakkam Village-CC/2019/M dated 21.06.2019.
 18. The CE, PWD; WRD, Chennai Region letter No.DB/T5(3)/F-Ayanambakkam Village-I&C/2019/M dated 21.06.2019.
 19. G.O.No.112, H&UD Department dated 22.06.2017.
 20. Secretary (H & UD and TNRERA) Lr. No.TNRERA/ 261/ 2017, dated 09.08.2017.
 21. Honble High Court Order dated 12.04.2019, in W.P.(MD) No.8948/2019 and WMP (MD) Nos.6912 and 6913/2019 filed by the Indian Institute of Architects, Trichy Centre (IIA-TC).

The proposal received in the reference 1st cited for the proposed Laying out of house site in S.Nos.660/2 & 4, 661/2, 3, 4, 5 & 6, 662/2, 3A & 3B and 680/1 & 2 of Ayanambakkam Village, Maduravoyal Taluk, Thiruvallur District, Thiruverkadu Municipal 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 14th cited as called for in this office letter 13th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 55,854/-	B-008330 dated 24.10.2018
Development charges for land	Rs.1,60,000/-	B-0010456 dated 03.04.2019
Layout Preparation charges	Rs. 60,000/-	
Balance scrutiny fee	Rs. 1,000/-	
Contribution to Flag Day Fund	Rs. 500/-	649500 dated 03.04.2019

4. The approved plan is numbered as **PPD/LO. No.77/2019** dated **11.07.2019**. Three copies of layout plan and planning permit **No.12397** are sent herewith for further action.

5. You are requested to ensure that road and Park are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 18th cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout 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 19th & 20th cited.

7. The Planning Permission is issued under New Rule CD & BR, 2019 is subject to final outcome of the W.P.(MD) No.8948/2019 and WMP (MD), Nos.6912 and 6913/2019.

Yours faithfully,

o/c
for Principal Secretary /
Member-Secretary 2/6
11/07/19
11/07/2019

- 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.K.K.Santharaman & 2 others,
No.309, Bay City Centre,
2nd Floor, Poonamallee High Road,
Kilpauk, Chennai – 600 010.
 2. The Deputy Planner, *A. Iyer*
Master Plan Division, *15.7.19*
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. 5th cited).
 4. Stock file /Spare Copy