



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. L1/20943/2019

Dated: 9 .09.2021

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.670 of Ayanambakkam Village, Ambathur Taluk, Thiruvallur District, Thiruverkadu Municipal limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/000301 dated 17.12.2019.
 2. This office letter even No. dated 23.12.2019 addressed to the the CE, PWD, WRD, Chennai Region.
 3. Applicant letter dated 10.02.2020.
 4. This office letter even No. dated 26.02.2020 addressed to the Petitioner Thiru.R.Palaniappan.
 5. The CE, PWD, WRD, Chennai Region letter No.DB/T5(3)/F-0011575 & 002459-Ayanambakkam/2020 dated 23.03.2020.
 6. The Petitioner Thiru.R.Palaniappan letter dated 09.03.2020.
 7. The applicant letter dated 27.05.2020.
 8. This office DC Advice letter even No. dated 12.06.2020 addressed to the applicant.
 9. Applicant letter dated 15.06.2020 enclosing receipt of payments.
 10. This office letter even No. dated 16.06.2020 addressed to the Commissioner, Thiruverkadu Municipality enclosing a skeleton plan.
 11. Applicant letter dated 18.06.2020.
 12. This office letter even No. dated 06.07.2020 addressed to the Commissioner, Thiruverkadu Municipality enclosing the Skeleton Plan.
 13. The Commissioner, Thiruverkadu Municipality letter R.C.No.2728/2021/F1 dated 17.08.2021 enclosing a copy of Gift deed for handing over of the Road space and PP-1 & 2 site registered as Doc. No.4242/2021 dated 12.08.2021 @ SRO, Konnur.
 14. This office letter even No. dated 25.08.2021 addressed to the applicant.
 15. Applicant letter dated 26.08.2021.
 16. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 17. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

14. Applicant letter dated
19.08.2021

The proposal received in the reference 1st cited for the proposed laying out of house site comprised in S.No.670 of Ayanambakkam Village, Ambathur 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 9th cited as called for in this office letter 8th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.6,100/- ✓	B-0015272 dated 17.12.2019 ✓
Development charge	Rs.20,000/- ✓	B-0016550 dated 15.06.2020 ✓
Layout Preparation charges	Rs.8,000/- ✓	
Contribution to Flag Day Fund	Rs.500/- ✓	0005266 dated 15.06.2020 ✓

4. The approved plan is numbered as **PPD/LO. No.130/2021** dated **09.09.2021**. Three copies of layout plan and planning permit **No.14239** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of the conditions stipulated in the PWD remarks in the reference 5th cited 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 16th & 17th cited. 17th & 18th

Yours faithfully,

o/c
for Senior Planner, Layout
09/09/2021
09/09/2021
2/5

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.Gunasekaran & Tmt.M.Vasanthi,
No.AI-125, 8th Main Road,
Anna Nagar,
Chennai – 600 040.
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. 5th cited).
4. The Superintending Engineer,
Chennai Electricity Distribution Circle, West,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
Anna Nagar, Chennai – 600 040.
(along with a copy of approved layout plan).
5. Stock file /Spare Copy