



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Egmore, Chennai - 600 008
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Letter No. L1/21605/2018-1

Dated: 07.07.2019

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.3/1, 2, 3A, 3B, 3C & 4 and 4/1 & 2A 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.L1/2018/000296 dated 28.11.2018.
2. Minutes of the Special Sanction Committee meeting held on 27.12.2018.
3. This office letter even no. dated 21.01.2019 addressed to the applicant.
4. Your letter dated 04.02.2019.
5. This office letter even no. dated 08.02.2019 addressed to the applicant.
6. Applicant letter dated 25.02.2019 & 11.03.2019.
7. This office DC Advice letter even No. dated 10.06.2019 addressed to the applicant.
8. Applicant letter dated 11.06.2019 enclosing the receipt for payments.
9. This office letter even no. dated 14.06.2019 addressed to the Commissioner, Thiruverkadu Municipality enclosing the skeleton plan.
10. The Commissioner, Thiruverkadu Municipality letter Rc.No.1749/2019/F-1 dated 24.06.2019 enclosing a copy of Gift deed for Road & Park area registered as Doc.No.8995/2019 dated 24.06.2019 @ SRO, Ambattur.
11. G.O.No.112, H&UD Department dated 22.06.2017.
12. Secretary (H & UD and TNRERA) Lr. No.TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed Laying out of house site in S.Nos.3/1, 2, 3A, 3B, 3C & 4 and 4/1 & 2A 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.

3. 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.

4. The applicant has remitted the following charges / fees in the reference 8th cited as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.24,500/-	B 008552 dated 27.11.2018
Development charges for land	Rs.68,000/-	B 0012165 dated 11.06.2019
Layout Preparation charges	Rs.25,000/-	
Contribution to Flag Day Fund	RS. 500/-	649648 dated 11.06.2019

5. The approved plan is numbered as **PPD/LO. No.71/2019** dated **01.07.2019**. Three copies of layout plan and planning permit **No.12390** are sent herewith for further action.

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 11th & 12th cited.

Yours faithfully,

o/v
for Principal Secretary /
Member-Secretary 2/6
01/07/19
01/07/2019

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. The Secretary,
The Chennai Government Officers Co-operative
Building Society Ltd.,
No372, Mudichur Road,
West Tambaram, Chennai – 600 045.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8. (along with a copy of approved layout plan).
3. Stock file /Spare Copy