



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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Letter No. L1/4474/2018

Dated: 11.09.2018

To

The Executive Officer,
Thirumazhisai Town Panchayat,
Thirumazhisai,
Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
– Laying out of house sites in S.No.149/2A & 2B of Thirumazhisai
Village, Poonamallee Taluk, Thiruvallur District, Thirumazhisai
Town Panchayat limit – Approved - Reg.

- Ref:
1. PPA for sub-division of Plots received in CMDA vide reference APU No.L1/2018/000053 dated 12.03.2018.
 2. This office letter even No. dated 17.04.2018 addressed to the Executive officer, Thirumazhisai Town Panchayat.
 3. This office letter even No. dated 17.04.2018 addressed to the Chief Engineer, PWD, WRD, Chennai Region.
 4. The Chief Engineer, PWD, WRD, Chennai Region in letter No.DB/T5(3)/I-Inundation-Thirumazhisai village/2018/M dated 30.04.2018.
 5. The Executive officer, Thirumazhisai Town Panchayat letter Rc.No.47/2018/A1 dated 06.06.2018.
 6. Applicant letter dated 22.06.2018 & 06.07.2018.
 7. This office DC advice letter even No. dated 19.07.2018 addressed to the applicant.
 8. Applicant letter dated 19.07.2018 enclosing the receipt of payments.
 9. This office letter even No. dated 20.07.2018 addressed to the Executive Officer, Thirumazhisai Town Panchayat.
 10. The Executive Officer, Thirumazhisai Town Panchayat letter Rc.No.129/2018/A1 dated 16.08.2018 enclosing the copy of Gift Deed for Road area registered as Document No.2940/2018 dated 13.08.2018 @ SRO, Poonamallee.
 11. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 12. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1st cited for the laying out of house sites in S.No.149/2A & 2B of Thirumazhisai Village, Poonamallee Taluk, Thiruvallur District, Thirumazhisai Town Panchayat 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 7th cited as called for in this office letter 6th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.4,100/-	B-006884 dated 12.03.2018 ✓
Development Charge for land	Rs.9,000/- ✓	B-007755 dated 19.07.2018
Layout Preparation charges	Rs.7,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/-	634937 dated 19.07.2018 ✓

4. The approved plan is numbered as **PPD/LO. No.57/2018**. Three copies of layout plan and Planning Permit **No.11588** 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 by PWD in the reference 4th cited 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 6th & 7th cited.

Yours faithfully,

05/06
10/09/2018

11/11/18

for Principal Secretary /
Member Secretary

2/5

10/09/2018

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. Tmt.Padmavathi Natarajan & 2 Others,
No.C-31-164, DLF Garden City,
Thalambur – 603 103,
Kancheepuram District.

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).

4. Stock file /Spare Copy

12/9