



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/4838/2020

Dated: .06.2020

To
The Commissioner,
Thiruvallur Panchayat Union @ Ekadu,
Thiruvallur - 602 001.

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Laying out of house sites in S.No.839/3 of Pakkam-B Village (Nathamedu as per patta), Thiruvallur Taluk, Thiruvallur District, Thiruvallur Panchayat Union limit - Approved - Reg.
- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000066 dated 20.05.2020.
 2. This office letter even No. dated 29.05.2020 addressed to the Commissioner, Thiruvallur Panchayat Union.
 3. The Commissioner, Thiruvallur Panchayat Union letter Rc.No.1288/2020/A3 dated 01.06.2020.
 4. Applicant letter dated 02.06.2020.
 5. This office letter even No. dated 03.06.2020.
 6. This office DC Advice letter even No. dated 10.06.2020 addressed to the applicant.
 7. Applicant letter dated 10.06.2020 enclosing the receipts for payments.
 8. This office letter even No. dated 11.06.2020 addressed to the Commissioner, Thiruvallur Panchayat Union @ Ekadu enclosing the Skeleton Plan.
 9. The Commissioner, Thiruvallur Panchayat Union @ Ekadu letter R.C.No.1288/2020/A3 dated 13.06.2020 enclosing a copy of Gift deed for handing over of Road area and PP - 1 & 2 site registered as Doc.No.4409/2020 dated 12.06.2020 @ SRQ, Thiruvallur.
 10. Applicant letter dated 15.06.2020.
 11. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 12. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed layout of house sites in Laying out of house sites in S.No.839/3 of Pakkam-B Village (Nathamedu as per patta), Thiruvallur Taluk, Thiruvallur District, Thiruvallur Panchayat Union 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 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.4,000/-	B-0016355 dated 18.05.2020
Development charge	Rs.12,000/-	B-0016531 dated 10.06.2020
Layout Preparation charges	Rs.12,000/-	
Contribution to Flag Day Fund	Rs. 500/-	0005262 dated 10.06.2020

4. The approved plan is numbered as **PPD/LO. No. 47/2020 dated 18.06.2020**. Three copies of layout plan and planning permit **No.13809** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and obtaining revised patta for the site under reference in the name of Tmt.Meenatchiammal alone, 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 11th & 12th cited.

Yours faithfully,

d/c

for Chief Planner, Layout

18/6/2020

18/06/2020

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.D.Dhanashekar,
GPA on behalf of Tmt.Meenatchiammal,
No.2/577, Thiru Vi Ka Street,
Kannadapalayam,
Thiruninravur,
Chennai – 602 024.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
 3. **The Superintending Engineer,**
Chengalpattu Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130, GST Road (opposite to New Bus Stand),
Chengalpattu – 603 001.
(along with a copy of approved layout plan).
 4. Stock file /Spare Copy

