



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.L1/5022/2017

Dated: 05/12.2017

To

The Commissioner,
Greater Chennai Corporation,
Ripon Building,
Chennai – 600 003.

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning
Permission – Layout of house sites in old S.No.335, present
T.S.No.40 and old S.Nos.340, 542 part, 543 part, 544, 545,
546, 547 & 548 part, present T.S.No.42 part, Block No.72,
Ward-B of Ambattur Village and Taluk, Thiruvallur District,
Greater Chennai Corporation limit – Approved – Reg.

Ref:

1. Planning Permission Application for laying out of house sites received from the Applicant on 10.04.2017 in APU No. L1/2017/000209.
2. This office letter even No. dated 06.06.2017 addressed to the C.E., WRD, Chennai Region (PWD), Chepauk.
3. Applicant letter dated 12.06.2017.
4. This office letter even No. dated 12.07.2017 addressed to the applicant.
5. Applicant letter dated 17.07.2017.
6. This office DC Advice letter even No. dated 10.08.2017.
7. Applicant letter dated 18.08.2017 enclosing the receipts for payments of DC & other charges.
8. This office letter even No. dated 31.08.2017 addressed to the Commissioner, Greater Chennai Corporation.
9. CE, PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I&C-Ambattur/2017 dated 05.10.2017.
10. Letter W.D.C.No.D3/SD/WDCN07/00399/2017 dated 08.11.2017 from the Executive Engineer, Works Department, Greater Chennai Corporation enclosing the Gift Deed registered as Doc.No.14519/2017 dated 01.11.2017 @ SRO, Ambathur.
11. The Applicant letter dated 22.11.2017.
12. G.O.No.112, H&UD Department dated 22.06.2017.
13. 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 Layout of house sites in Old S.No.335, present T.S.No.40 and old S.Nos.340, 542 part, 543 part, 544, 545, 546, 547 & 548 part, present T.S.No.42 part, Block No.72, Ward-B of Ambattur Village and Taluk, Thiruvallur District, Greater Chennai Corporation limit was examined and layout plan has been revised 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 in the reference 7th cited has remitted the following charges / fees as called for in this office letter 6th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 72,300/-	B-004147 dated 06.04.2017
Development charge	Rs.1,70,000/-	B-005355 dated 18.08.2017
Layout Preparation charges	Rs. 85,000/-	
Contribution to Flag Day Fund	RS. 500/-	0665830 to 0665834 dated 18.08.2017

4. The approved plan is numbered as **PPD/LO. No.56/2017**. Three copies of layout plan and planning permit **No.11523** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan 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 12th & 13th cited.

Yours faithfully,

o/c
for MEMBER SECRETARY
05/12/2017
05/12/2017

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. M/s Gurusamy Naidu & Company Private Limited,
No.15, Wallace Garden 2nd Street, Nungambakkam,
Chennai – 600 006. *represented by its Authorized Signatory
M.V. Prathish Devadas*
2. The Deputy Planner, *A. Lenzli*
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