



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

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Letter No. L1/5121/2018

Dated: .12.2018

To

The Commissioner

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house site in S.No.205 Part, T.S.No.2/1, Block No.31, Ward – A of Madhavaram village, Madhavaram Taluk, Thiruvallur District, Greater Chennai Corporation limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2018/000065 dated 28.03.2018.
 2. This office DC advice letter even no. dated 19.06.2018 addressed to the applicant.
 3. Applicant letter dated 22.06.2018 enclosing the receipt of payments.
 4. This office letter even No. dated 25.06.2018 addressed to the Commissioner, Greater Chennai Corporation.
 5. The Executive Engineer, Works Department, Greater Chennai Corporation in letter WDC.No:D1/LA/SD/WDCN03/00383/2018 dated 18.09.2018 enclosing the Gift Deed for road and park registered as Document No.5608/2018 dated 11.09.2018 @ SRO, Madhavaram.
 6. Applicant letter dated 29.10.2018.
 7. Hon'ble High Court Order dated 10.12.2018 in W.P.No.18979/2018.
 8. Applicant letter dated 19.12.2018.
 9. G.O.No.112, H&UD Department dated 22.06.2017.
 10. 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.No.205 Part, T.S.No.2/1, Block No.31, Ward – A of Madhavaram village, Madhavaram Taluk, Thiruvallur District, Greater Chennai Corporation 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 3rd cited as called for in this office letter 2nd cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.1,33,500/-	B 006970 dated 28.03.2018
Development Charge for land	Rs.3,60,000/-	B-007526 dated 22.06.2018
Layout Preparation charges	Rs. 97,000/-	
Contribution to Flag Day Fund	Rs. 500/-	634857 dated 22.06.2018

5. The approved plan is numbered as **PPD/LO. No.84/2018**. Three copies of layout plan and planning permit **No.12316** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan before sanctioning the layout.

7. 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 9th & 10th cited.

Yours faithfully,

o/c
N
26/12/18

Ng
26/12/18
for Principal Secretary /
Member Secretary *2/5*

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).

Ng
26/12/2018

Copy to: 1. Thiru.C.Vinodhkumar and
Thiru.C.Vidhyashankar,
No.17, 1st Floor, Flat 'A',
Padmagiri Apartment, Yogambal Street,
T.Nagar, Chennai – 600 017.

A. K.
27.12.18

2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. Stock file /Spare Copy.