



**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](mailto:mcmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. L1/5766/2020

Dated: 2.10.2020

To

**The Commissioner**  
Thiruverkadu Municipality,  
Thiruverkadu,  
Chennai - 600 077.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed laying out of Public Purpose Plot bearing No. I & II lies in CMDA approved layout PPD/LO No.20/2017 comprised in S.No.541/2B part, & 542/1A part & 542/1B part of Ayanambakkam Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit- Approved - Reg.

- Ref:
1. Planning Permission Application for Layout of house sites received in CMDA vide APU No.L1/2020/000086 dated 12.06.2020.
  2. Layout of house sites approved vide PPD/LO.No.20/2017 in letter No. L1/2752/2016 -1 dated 19.06.2017.
  3. Applicant letter dated 07.07.2020.
  4. This office DC Advice letter even No. dated 29.07.2020 addressed to the applicant.
  5. Applicant letter dated 03.08.2020 enclosing the receipt for payments. *received on 04/08/2020*
  6. This office letter even No. dated 06.08.2020 addressed to the Commissioner, Thiruverkadu Municipality enclosing a skeleton plan.
  7. Applicant letter dated 26.10.2019 enclosing revised layout plan.
  8. This office letter even No.-1 dated 10.12.2019 addressed to the Commissioner, Thiruverkadu Municipality enclosing the Skeleton Plan.
  9. This office letter even No.-2 dated 10.12.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle, West enclosing the Skeleton Plan.
  10. The Commissioner, Thiruverkadu Municipality letter R.C.No.3128/2020/F1 dated 15.10.2020 enclosing a copy of Gift deed for handing over of the PP-1 & PP-2 site registered as Doc. No.10442/2020 dated 14.10.2020 @ SRO, Ambattur.
  9. 11. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  10. 12. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of Public Purpose Plot bearing No. I & II lies in CMDA approved layout PPD/LO No.20/2017 comprised in S.No.541/2B part & 542/1A part & 542/1B part of Ayanambakkam Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal 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 5<sup>th</sup> cited as called for in this office letter 4<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.1,500/-	B-0016053 dated 27.02.2020
Layout Preparation charges	Rs.6,000/-	B-0016862 dated 04.08.2020
Contribution to Flag Day Fund	Rs.500/-	0005367 dated 04.08.2020

4. The approved plan is numbered as **PPD/LO. No.104/2020** dated **2.10.2020**. Three copies of layout plan and planning permit **No.13866** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan, 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 9<sup>th</sup> & 12<sup>th</sup> cited.

Yours faithfully,

o/c

27/11/20

2/5

for Chief Planner, Layout

02/11/2020

02/11/2020

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. M/s.Ashwath Homes Pvt. Ltd.,  
Represented by its Partner  
Thiru S.Nandakumar  
No.122-A, Ground Floor,  
Chowdry Nagar Main Road,  
Chennai - 600 087.
  2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).
  3. The Superintending Engineer,  
Chennai Electricity Distribution Circle, West,  
Tamil Nadu Generation of Electricity and



Distribution Corporation (TANGEDCO) ✓  
Thirumangalam, Chennai-40.  
(along with a copy of approved layout plan).

4. Stock file /Spare Copy ✓

