



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

Letter No. L1/576/2018 ✓

Dated: 13.11.2018

To

The Commissioner

Thiruvallur Panchayat Union @ Ikkadu,
Thiruvallur District. ✓

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house site in S.Nos.738/5, 6, 7, 8, 9, 10 & 11 of Nathamedu (Pakkam-B) Village, 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. L1/2018/000006 dated 08.01.2018. ✓
 2. This office DC Advice letter even No. dated 22.06.2018 addressed to the applicant. ✓
 3. Applicant letter dated 27.06.2018 enclosing the receipts for payment. ✓
 4. This office letter even No. dated 29.06.2018 addressed to the Commissioner, Thiruvallur Panchayat Union. ✓
 5. Letter in Rc.No.2643/2018/A3 dated 13.07.2018 received from the Commissioner, Thiruvallur Panchayat Union enclosing the Gift Deed registered as Document No.7908/2018 dated 10.07.2018 @ SRO, Thiruvallur. ✓
 6. This office letter even No. dated 01.08.2018 addressed to the applicant. ✓
 7. Applicant letter dated 15.10.2018 enclosing the C.E., PWD, WRD, Chennai region letter No.DB/T5(3)/F-Culvert-Pakkam Nathamedu/2018 dated 11.10.2018. ✓
 8. Applicant letter dated 31.10.2018. ✓
 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.Nos.738/5, 6, 7, 8, 9, 10 & 11 of Nathamedu (Pakkam-B) Village, Thiruvallur Taluk, Thiruvallur District, Thiruvallur Panchayat Union 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.

16/11/18

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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.12,600/-	B 006379 dated 08.01.2018 ✓
Development Charge for land	Rs.26,000/- ✓	B-007564 dated 27.06.2018
Layout Preparation charges	Rs.20,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	634873 dated 27.06.2018

5. The approved plan is numbered as **PPD/LO. No. 71 /2018**. Three copies of layout plan and planning permit **No. 12303** 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. ~~Layout~~ You are requested to ensure compliance of all the conditions stipulated

8. 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. (X)

Yours faithfully,

of/c
10/11/2018

13/11/18
for Principal Secretary /
Member Secretary 2/5

10/11/2018

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. Thiru. M.Subramani,
No.464, MTH Road,
Priyanka Complex, Varadharajapuram,
Ambattur, Chennai – 600 053.

A. J. S.
20.11.18

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.

4. Stock file /Spare Copy.

(along with a copy of approved plan for monitoring the compliance of the conditions enclosed in the NDC)

(X) by PWD in their letter in the ref 7th cited and shall obtain a letter from PWD confirming the compliance of the conditions before the sanction and release of the layout.