



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

**Letter No. L1/5929/2017**

**Dated: 14.12.2017**

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.470/2 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.L1/2017/000240 dated 26.04.2017.
2. This office letter even No. dated 18.09.2017 addressed to the applicant.
3. Applicant letter dated 27.09.2017.
4. This office DC advice letter even No. dated 24.10.2017 addressed to the applicant.
5. Applicant letter dated 26.10.2017 enclosing receipts for payment.
6. This office letter even No. dated 07.11.2017 addressed to the Commissioner, Thiruvallur Panchayat Union.
7. Letter in Rc.No.3415/2017/A3 dated 21.11.2017 received from the Commissioner, Thiruvallur Panchayat Union enclosing the Gift Deed registered as Document No.10227/2017 dated 17.11.2017 @ SRO, Thiruvallur.
8. G.O.No.112, H&UD Department dated 22.06.2017.
9. Secretary (H & UD and TNRERA) Lr.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 house site in S.Nos.470/2 of Nathamedu (Pakkam-B) Village, Thiruvallur Taluk, Thiruvallur District, Thiruvallur Panchayat Union 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.

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.

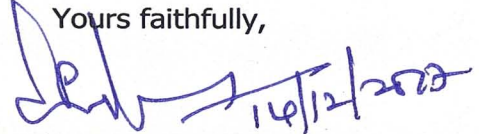
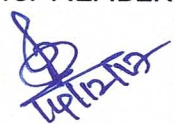
4. The applicant has remitted the following charges / fees in the reference 5<sup>th</sup> cited as called for in this office letter 4<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 4,400/-	B 004334 dated 26.04.2017
Development Charge for land	Rs. 9,000/-	B-005901 dated 26.10.2017
Layout Preparation charges	Rs. 7,400/-	
Contribution to Flag Day Fund	Rs. 500/-	339213 dated 26.10.2017

5. The approved plan is numbered as **PPD/LO. No. 58/2017**. Three copies of layout plan and planning permit **No.11525** 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 8<sup>th</sup> & 9<sup>th</sup> cited.

Yours faithfully,  
  
for MEMBER SECRETARY  


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. Tmt.S.Suriyakala  
w/o.M.Subramani,  
No.464, Priyanka Complex,  
Chennai Thiruvallur High Road,  
Varadharajapuram, Ambattur,  
Chennai – 600 053.

2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).
3. Stock file /Spare Copy