



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. L1/6399/2017

Dated: 12.01.2018

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.No 513/3, 4A & 4B of Pakkam-B (Nathamedu as per patta) Village, Thiruvallur Taluk, Thiruvallur District, Thiruvallur Panchayat Union limit – Approved - Reg.

- Ref:
1. PPA received in APU No. L1/2017/000268 dated 05.05.2017.
 2. This office letter even No. dated 04.07.2017 addressed to the CE, PWD, WRD, Chennai Region, Chepauk.
 3. This office letter even No. dated 04.07.2017 addressed to the applicant.
 4. Applicant letter dated 08.08.2017
 5. This office letter even No. dated 09.10.2017 addressed to the SRO Thiruvallur.
 6. SRO, Thiruvallur letter Rc.No.511/2017, dated 10.10.2017 addressed to the Member Secretary, CMDA.
 7. This office DC Advice letter even No. dated 17.10.2017 addressed to the applicant.
 8. Applicant letter dated 24.10.2017 enclosing the receipts for payment.
 9. This office letter even No. dated 30.10.2017 addressed to the Commissioner, Thiruvallur Panchayat Union.
 10. Letter ~~in~~ Rc.No.3367/2017/A3 dated 10.11.2017 received from the Commissioner, Thiruvallur Panchayat Union enclosing the Gift Deed registered as Document No.9875/2017 dated 08.11.2017 @ SRO, Thiruvallur.
 11. Applicant letter dated 13.11.2017 & 17.11.2017.
 12. C.E., WRD, PWD, Chennai Region letter No.DB/T5(3)/F-I&C-Pakkam/2017 dated 17.11.2017.
 13. Applicant letter dated 23.11.2017.
 14. G.O.No.112, H&UD Department dated 22.06.2017.
 15. 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 513/3, 4A & 4B of Pakkam-B (Nathamedu as per patta) 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.

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 8th cited as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 8,300/-	B 004409 dated 05.05.2017
Development Charge for land	Rs. 16,600/-	B-005871 dated 24.10.2017
Layout Preparation charges	Rs. 14,000/-	
OSR charges (for 90 sq.mt.)	Rs.3,90,000/-	339196 dated 24.10.2017
Contribution to Flag Day Fund	Rs. 500/-	

5. The approved plan is numbered as **PPD/LO. No. 03/2018**. Three copies of layout plan and planning permit **No.11534** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan and the conditions to be complied by the applicant as stipulated by the PWD in the reference 12th cited before sanctioning the layout.

7. The Local Body should also ensure removal of Electricity Line passing over the site before according sanction for the layout as per Tamil Nadu Village Panchayat Act.

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 14th & 15th cited.

Yours faithfully,

o/c
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. Thiru.M.Angamuthu & 5 Others,
No.3/22, Arignar Anna Street,
Pakkam Village,
Thiruvallur Taluk & District.

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.
(along with a copy of approved layout plan).

4. Stock file /Spare Copy

12/01/2018

11/01/2018

2/5

→ MS
22/1/18