

**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.inWeb site: www.cmdachennai.gov.in

Letter No. L1/668/2017 - 1

Dated: 16/04.2018

To.

The Executive Officer,
Madambakkam Town panchayat,
Madambakkam,
Chennai – 600 126.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Layout of house sites in the land comprised in S.Nos.557/2A, 558/1,2,3,4 & 5, 559/2 & 3 and 573 of Madambakkam village, Tambaram Taluk, Kancheepuram District, Madambakkam Town Panchayat limit.– Approved - Reg.

Ref 1. Planning Permission Application received from the Executive Officer, Madambakkam Town Panchayat vide letter RC.No.578/2016 dated 04.01.2017.

2. This office letter even No. dated 24.01.2017 addressed to the applicant.

3. Applicant letter dated 13.02.2017.

4. This office letter even No. dated 20.03.2017 addressed to the C.E., PWD, WRD, Chennai Region.

5. C.E., PWD, WRD, Chennai Region letter No. DB / T5 (3) /F-Inundation / Madambakkam /2016/ M dated 21.04.2017.

6. Applicant letter dated 23.06.2017.

7. This office DC advise letter even No. dated 07.11.2017 addressed to the applicant.

8. Applicant letter dated ~~07.11.2017~~ received on 13.11.2017 enclosing the receipt for payments.

9. This office letter even No. dated 14.11.2017 addressed to the Executive Officer, Madambakkam Town Panchayat.

10. The Executive Officer, Madambakkam Town Panchayat letter ~~RC~~ RoC - No.578/2016 02.03.2018 enclosing the Gift Deed registered as Doc.No. 14006/2017 dated 27.12.2017 @ SRO, Selaiyur.

11. G.O.No.112, H&UD Department dated 22.06.2017.

12. Secretary (H & UD and TNRERA) Lr. No. TNRERA/ 261/ 2017, dated 09.08.2017

13. The Superintendent Archaeologist Lr. No. 37/Su/2012/3728, dated 17.8.2012

The proposal received in the reference 1st cited for the proposed laying out of house sites for the property comprised in 557/2A, 558/1,2,3,4 & 5, 559/2 & 3 and 573 of Madambakkam village, Tambaram Taluk, Kancheepuram District, Madambakkam Town Panchayat limit was examined and layout plan has been prepared to satisfy the Development Regulation requirements and approved.

3. 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.21,500/-	B 003553 dated 13.02.2017
Development charges for land	Rs.43,000/-	B 006002 dated 13.11.2017
Layout Preparation charges	Rs.16,000/-	
OSR Charges	DNA	Nil
Regularisation charges	DNA	
Contribution to Flag Day Fund	RS. 500/-	339243 dated:20.11.2017

5. The approved plan is numbered as **PPD/LO. No.26/2018**. Three copies of layout plan and planning permit **No.11557** are sent herewith for further action

6. You are requested to ensure that roads are formed as shown in the plan compliance of the conditions stipulated by the PWD in the ref. 5th cited ~~and~~ 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 11th & 12th 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. Thiru. D.Sekar & 7others,
No.29, North Mada Veethi,
Madambakkam,
Chennai – 600 126.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. The Chief Engineer,
PWD,WRD,Chennai Region,
Chepauk, Chennai – 600005.
(along with a copy of approved layout plan)
4. Stock file /Spare Copy