



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. L1/9299/2017 - 1

Dated: .04.2018

To.

The Commissioner

Thiruverkadu Municipality,
Thiruverkadu,
Chennai - 600 077.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Layout of house sites for the property comprised in S.Nos.68/1,69/1A1,1A2,2,3 & 4A of Perumalagaram village & S.No.684/3 of Ayanampakkam village, Maduravoyal Taluk, Thiruvallur District, Thiruverkadu Municipal limit.- Approved - Reg.

- Ref: 1. Planning Permission Application for laying out of house sites received
Vide reference APU letter No.L1/2017/000421 dated 23.06.2017.
2. This office letter even no dated 27.07.2017 addressed to the
C.E., PWD, WRD Chennai Region.
3. The C.E., PWD, WRD Chennai Region letter No. DB /T5 (3)/F - I -
Ayanambakkam /2017 dated: 13/10/2017.
4. This Office DC advice letter even No. dated 17.11.2017 addressed to
the applicant.
5. Applicant letter dated 20.11.2017 enclosing the receipt of
payments.
6. This office letter even no. dated 28.11.2017 addressed to the
Commissioner, Thiruverkadu Municipality.
7. The Commissioner, Thiruverkadu Municipality letter R.C No. 1959
/2017/ F1/2018 dated 20.03.2018 enclosing the Gift Deed
registered as Doc. 515/ 2018 dated 14.03.2018 @ SRO, Ambathur.
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 1st cited for the proposed laying out of house sites for the property comprised in S.Nos.68/1,69/1A1,1A2,2,3 & 4A of Perumalagaram village & S.No.684/3 of Ayanampakkam village, Maduravoyal Taluk, Thiruvallur District, Thiruverkadu Municipal 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

16/4
Saidapet and
Gift Deed doc
NO. 3211/2018
Dt. 14.03.2018

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 5th cited as called for in this office letter 4th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.38,500/-	B 004861 dated 23.06.2017
Development charges for land	Rs.1,05,000/-	B 006046 dated 20.11.2017
Layout Preparation charges	Rs.41,000/-	
OSR Charges	DNA	Nil
Regularisation charges	DNA	
Contribution to Flag Day Fund	RS. 500/-	0666502 to 0666506 dated: 14.09.2017

5. The approved plan is numbered as **PPD/LO. No.24/2018**. Three copies of layout plan and planning permit **No.11555** 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. *and complete of the conditions stipulated by the PWD in the ref. cited.*

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 8th & 9th cited.

Yours faithfully,

11/04/18
12/04/2018
for PRINCIPAL SECRETARY/
MEMBER SECRETARY

End: 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. M/s.Yuga Developers,
No.333, Poonamallee High Road,
Aminjikarai,
Chennai – 600 029.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).

4. Stock file /Spare Copy

3. The Chief Engineer,
PWD, WRD, Chennai Region,
Chennai, Chennai – 600005.
(along with a copy of approved layout plan)