



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.L2/10373/2018

Dated: 16.04.2019

To

The Commissioner
Greater Chennai Corporation.
Ripon Buildings,
Chennai – 600 003.

Sir,

- Sub : CMDA – Area Plans Unit – Layout Division - Planning Permission – Laying out of house sites in the site reserved for Group Housing bearing No.AA-390, Manali Phase-II Scheme comprised in S.Nos.260 part & 263 part of Sadayankuppam village, Thiruvottiyur Taluk, Thiruvallur District, Greater Chennai Corporation limit – Approved – Reg.
- Ref: 1. PPA received in letter No. AND/Sur/1953/2018 dated 08.06.2018.
2. Manali Phase –II Sites & Services Scheme layout approved vide LP/(S&S) / CMDA No.06/1998.
3. This office letter even No. dated 21.08.2018.
4. The Executive Engineer & ADO, Tamil Nadu Housing Board, Anna Nagar Division Letter No. AND/Sur/1953/2018 dated 05.09.2018.
5. This office letter even No. dated 10.12.2018.
6. The Executive Engineer & ADO, Tamil Nadu Housing Board, Anna Nagar Division letter No. AND/Sur/1953/2018 dated 17.12.2018.
7. This office DC Advise letter even No. dated 03.01.2019 addressed to the Executive Engineer & ADO, Tamil Nadu Housing Board, Anna Nagar Division.
8. The Executive Engineer & ADO, Tamil Nadu Housing Board, Anna Nagar Division letter No.AND/Survey/1953/2018 dated 24.01.2019 enclosing receipt for payments.
9. This office letter even No. dated 30.01.2019 addressed to the Executive Engineer & ADO, Tamil Nadu Housing Board, Anna Nagar Division.
10. The Executive Engineer & ADO, Tamil Nadu Housing Board, Anna Nagar Division letter No.AND/Survey/1953/2018 dated 10.04.2019.
11. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
12. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017

The proposal received in the reference 1st cited for the proposed laying out of house sites in the site reserved for Group Housing bearing No.AA-390, Manali Phase-II Scheme comprised in S.Nos.260 part & 263 part of Sadayankuppam village, Thiruvottiyur Taluk, Thiruvallur District, Greater Chennai Corporation limit was examined and the 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.

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.

3. The applicant has remitted the following charges./ fees in the reference 8th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.6,200/-	B-008084 dated 07.09.2018
DC for land	Rs. 16,000/-	B-008884 dated 28.01.2019
Layout Preparation charges	Rs. 7,000/-	
Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No. (TNHB) G - 02/2019**. Three copies of layout plan and planning permit **No.12368** are sent herewith for further action.

5. 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 Senior Planner, MSB

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. The Executive Engineer & ADO,
Anna Nagar Division
Tamil Nadu Housing Board
Thirumangalam,
Chennai – 600 101.

2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. Stock file /Spare Copy