



**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.L2/19130/2016**

**Dated: 28/09.2017**

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 S.Nos.241/1A part, 1B part, 2A part & 2B  
part, 242/1 part and 243 part of Sadayankuppam village, Madhavaram  
Taluk, Thiruvallur District, Greater Chennai Corporation limit –  
Approved – Reg.

- Ref:
1. Your PPA received in letter No. AND/Sur/5085-A/2007 dated 21.12.2016.
  2. This office letter even No. dated 08.02.2017 addressed to the applicant.
  3. Applicant letter No. AND/Sur/5085-A/2007 dated 22.02.2017.
  4. This office letter even No. dated 10.03.2017 addressed to the applicant.
  5. Applicant letter No. AND/Sur/5085-A/2007 dated 20.03.2017, 23.03.2017 & 27.03.2017.
  6. This office letter even No. dated 27.04.2017 addressed to the applicant.
  7. Applicant letter No. AND/Sur/5085-A/2007 dated 04.05.2017.
  8. This office DC Advise letter even No. dated 04.08.2017 addressed to the applicant.
  9. Applicant letter No. AND/Sur/5085-A/09 dated 18.08.2017 enclosing receipt for payments.

EE & ADO, TNHB Anne Nagar Division,



The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites in the land comprised in S.Nos.241/1A part, 1B part, 2A part & 2B part, 242/1 part and 243 part of Sadayankuppam village, Madhavaram Taluk, Thiruvallur District, Greater Chennai Corporation limit was examined and the 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.



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 charges / fees to this office as per the following details:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 30,500/-	B-003673, dated 23.02.2017
DC for land	Rs. 82,000/-	B-005357, dated 18.08.2017.
Layout Preparation charges	Rs. 30,000/-	
Flag Day Fund	RS. 500/-	0665840 to 0665844 dated 18.08.2017

4. The approved plan is numbered as **PPD/LO. No. (TNHB) G - 02/2017**. Three copies of layout plan and planning permit **No.11508** are sent herewith for further action.

5. The TNHB has to hand over all the scheme roads and the Park Area to the Commissioner, Greater Chennai Corporation through Registered Gift Deed as per the approved layout plan, after the development works are completed.

6. You are requested to ensure that roads are formed as shown in the plan before sanctioning the layout.

Yours faithfully,

o/c  
23/09/2017  
for MEMBER SECRETARY 2/5  
22/9/17  
23/09/2017

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 E.E. & ADO,  
(Additional charges)  
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