



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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**Letter No.L2/9950/2020**

**Dated: 30.12.2020**

To

The Commissioner  
Greater Chennai Corporation  
Rippon Building,  
Chennai – 600 003.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - laying out of house sites (plotted development) for Mahakavi Bharathi Nagar Phase II under TNUDP Scheme @ Old S.No.582/2B part of Ambattur Village, present T.S.No.1 part, Block No.61, Ward-B of Ambathur village, Ambathur Taluk, Thiruvallur District, Greater Chennai Corporation Limit - Approved – Reg.

- Ref:
1. Planning Permission Application for Laying out of house sites received in CMDA vide APU No.L2/2020/000201 dated 01.10.2020.
  2. The CE, PWD/WRD, Chennai Region letter No.DB/T5 (3)/F-Inundation-Ambathur TNSCB/2019/M dated 10.01.2020.
  3. The Chief Engineer, Tamil Nadu Slum Clearance Board letter No.SCB/SP/02/2018 dated 30.11.2020.
  4. This office DC Advice letter even No. dated 10.12.2020 addressed to the Chief Engineer, TNSCB.
  5. The Chief Engineer, TNSCB letter No. SCB/SP/02/2018 dated 23.12.2020 enclosing receipt of payments.
  6. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  7. The Secretary (H & UD and TNRERA) letter No.TNRERA /261/2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the laying out of house sites (plotted development) for Mahakavi Bharathi Nagar Phase II under TNUDP Scheme @ Old S.No.582/2B part of Ambattur Village, present T.S.No.1 part, Block No.61, Ward-B of Ambathur village, Ambathur Taluk, Thiruvallur District, Greater Chennai Corporation Limit was examined and the layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 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 5<sup>th</sup> cited called for in this office letter 4<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 25,650/-	B-0017466 dated 30.09.2020.
DC for land	Rs.70,000/-	B-0018202 dated 24.12.2020
Layout Preparation charges	Rs.40,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No. (TNSCB) G - 04/2020**, Three copies of conversion of usage plan and planning permit **No.14005** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of the conditions stipulated in the PWD remarks in the reference 2<sup>nd</sup> cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout

6. 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 6<sup>th</sup> & 7<sup>th</sup> cited.

Yours faithfully,

*o/c* *My*  
*30/12/20*  
for Chief Planner, Layout

*29/12/2020*  
*30/12/2020*  
*2/5*

- 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 Chief Engineer,  
Tamil Nadu Slum Clearance Board  
No.5, Kamarajar Salai,  
Chennai – 600 005.
2. The Deputy Planner, *file*  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved re-designation of usage plan).  
*23/3/2021*
3. The Chief Engineer,  
WRD, Chennai Region (PWD)  
Chepauk, Chennai – 600 005.  
(along with a copy of approved layout plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 2<sup>nd</sup> cited)
4. Stock file /Spare Copy.