



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. L1/20921/2018-1

Dated: 02.04.2019

To

The Executive Officer,
Thirumazhisai Town Panchayat,
Thirumazhisai,
Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
– Laying out of house sites in S.Nos.66/1B part, 2A part, 2B part
& 3, 67/1 part, 2 part & 3 part and 68/8, 9A part, 9B part & 10
part of Chembarambakkam Village (formerly Neduncheri Village),
Poonamallee Taluk, Thiruvallur District, Thirumazhisai Town
Panchayat limit – Approved - Reg.

- Ref:
1. PPA for laying of Plots received in CMDA vide reference APU No. L1/2018/000287 dated 20.11.2018.
 2. This office letter even No. dated 28.11.2018 addressed to the C.E., PWD, WRD, Chennai Region, Chepauk.
 3. Applicant letter dated 29.11.2018 & 07.12.2018.
 4. This office letter even No. dated 10.12.2018 addressed to the applicant.
 5. The C.E., PWD, WRD, Chennai Region, Chepauk letter No.DB/T5(3)/I-Chembarambakkam-III/2018/M dated 13.12.2018.
 6. Applicant letter dated 27.12.2018.
 7. This office DC advice letter even No. dated 28.12.2018 addressed to the applicant.
 8. Applicant letter dated 31.12.2018 enclosing the receipt for payments.
 9. This office letter even No. dated 02.01.2019 addressed to the applicant.
 10. This office letter even No. dated 02.01.2019 addressed to the Executive Officer, Thirumazhisai Town Panchayat.
 11. The Executive Officer, Thirumazhisai Town Panchayat letter R.C.No.44/2019/A1 dated 30.01.2019 addressed to the applicant with a copy marked to CMDA.
 12. The Executive Officer, Thirumazhisai Town Panchayat letter R.C.No.129/2016/A1 dated 27.03.2019 enclosing the copy of Gift Deed for Road & Park area registered as Doc.No.1174/2019 dated 26.03.2019 @ SRO, Poonamallee.
 13. Applicant letter dated 28.03.2019.
 14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 15. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1st cited for the laying out of house sites in S.Nos.66/1B part, 2A part, 2B part & 3, 67/1 part, 2 part & 3 part and 68/8, 9A part, 9B part & 10 part of Chembarambakkam Village (formerly Neduncheri Village), Poonamallee Taluk, Thiruvallur District, Thirumazhisai Town Panchayat 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 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:

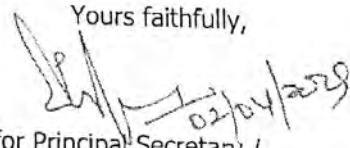
Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.55,500/-	B-008473 dated 19.11.2018
Development Charge for land	Rs.1,15,000/-	B-008745 dated 31.12.2018
Layout Preparation charges	Rs.50,000/-	
Regularisation charge for land	Rs.11,05,000/-	2568953 to 2568957 dated 31.12.2018
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No.39/2019**. Three copies of layout plan and Planning Permit **No.12357** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of all the conditions stipulated by PWD in their letter No.DB/T5(3)/I-Chembambakkam-III/2018/M dated 13.12.2018 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 14th & 15th cited.

Yours faithfully,


for Principal Secretary /
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. M/s.Chennai Residential Developers Pvt. Ltd.,
No.36/1, Gandhi Mandapam Road,
Kotturpuram,
Chennai - 600 085.

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

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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. 5th cited).
4. Stock file /Spare Copy

Chennai Metropolitan Development Authority
PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 12357
PPD No. 39
LO 2019

Date of Permit. 02/04/2019

File No. L1/20921/2018

M/S. Chennai Residential
Developers Pvt. Ltd.,
No. 36/1, Gandhi Mandapam
Kotturpuram Rd,
Chennai - 600 085

Name of Applicant with Address.....

Date of Application. 20/11/2018

Nature of Development : Layout/Sub-division of Land/Building construction/Change in use of Land/Building

Laying out of house sites in 5 Nos. 66/10 pt, 2A pt
2B pt & 3, 67/1 pt, 2 pt & 3 pt and 68/8, 9A pt

Site Address.....

9B pt & 10 pt of Chembarambakkam Village
(formerly Nedunchen Village), Thirumazhisai

Division No. Town. Panchayat. Limit.....

₹ 1,15,000/-

B-008745

31/12/2018

Development Charge paid Rs.....Challan No.....Date.....

PERMISSION is granted to the layout/sub-division of land/
building construction/change in use of land/building according to the
authorised copy of the plan attached hereto and subject to the
condition overleaf.

3. The permit expires on _____

the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

For MEMBER SECRETARY

திருமழிசை பேருராட்சி செயல் அலுவலர் அவர்களின் செயல்முறைகள்
முன்னிலை. திருமதி.வ.பிரேமா

ந.க.எண். 44/2019 அ/1

நாள். 01.07.2019

பொருள் : சென்னை பெருநகர வளர்ச்சிகுழுமம்- திருவள்ளூர் மாவட்டம்- திருமழிசை பேருராட்சி - திட்ட அனுமதி-குடியிருப்பு மனைபிரிவு செம்மபரம்பாக்கம் [முன்னர் நெடுஞ்சேரி]வருவாய் கிராமம் நிலஅளவை எண் 66/1B Part, 2 A Part ,2 B Part & 3,67/1Part, 2Part & 3Part & 68/8, 9 A Part & 9 B Part &10 Part: ல் மனைப்பிரிவு அங்கீகரிக்கப்பட்டு உத்தரவு வழங்குதல்- தொடர்பாக

பார்வை : 1) உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம் அவர்களின் கடிதம் எண். எல்.1/20921/2018-1 நாள் 02.04.2019.
2) இப்பேருராட்சிமன்ற தீர்மான எண்.383 நாள் 28.05.2019
3) சம்மந்தப்பட்டக் கோப்புகள்.

உத்தரவு:

சென்னை பெருநகர வளர்ச்சிகுழுமம் அவர்களின் திட்ட அனுமதி பி.பி.டி. / எல்.ஓ. எண். 39/2019 நாள் 02.04.2019- ன் படி திருமழிசை பேருராட்சி-ல் செம்மபரம்பாக்கம் [முன்னர் நெடுஞ்சேரி]வருவாய் கிராமநிலஅளவை எண் 66/1B Part, 2 A Part ,2 B Part & 3,67/1Part, 2Part & 3Part & 68/8, 9 A Part & 9 B Part &10 Part: ல் குடியிருப்புகளாக மனைபிரிவு செய்து அனுப்பியுள்ளதை இப்பேருராட்சி மன்றம் அங்கீகரித்து அனுமதி வழங்கப்படுகிறது.

பார்வை 1ல் கண்டுள்ளபடி, தங்கள் மனைப்பிரிவு மனைகளாக பிரித்து நிபந்தனைகளுக்குட்பட்டு மனைப்பிரிவு அங்கீகரிக்கப்படுகிறது.



சொல் அலுவலர்
திருமழிசை பேருராட்சி
திருமழிசை - 124

14/7/19

இணைப்பு.

1. மனை பிரிவு வரைப்படம்
2. சென்னை பெருநகர் வளர்ச்சிக் குழுமத்தின் நிபந்தனை நகல்

பெறுநர்.

M/s. சென்னை ரெசிடென்ஷியல் டெவலப்பர்
நெ.36/1.காந்தி மண்டபம் சாலை,
கோட்டுப்புரம்,
சென்னை - 600085.