



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. Layout-1/184/2024

Dated: 30.08.2024

To

The Commissioner,

Thiruverkadu Municipality
Municipal Office,
No.1, Sivan Koil Street,
Thiruverkadu, Chennai – 600 077.

Sir,

Sub: CMDA- APU – Layout Division – Proposal for laying out of house sites in S.No.38/2B2 (Old S.Nos.24/2, 3, 4, 6 & 24/7) of Noombal Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipality Limit – Approved – Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/ Layout-1/0184/2024 dated 21.06.2024.
 2. Particulars called for through online on 22.07.2024.
 3. Letter dated 26.07.2024 received from the applicant on 27.7.2024 along with particulars and the same received through online on 6.8.2024.
 4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 5. This office DC advice letter (online) even No. dated 08.08.2024 addressed to the applicant.
 6. Applicant letter dated 13.8.2024 enclosing the online payment receipt No.CMDA/PP/Ch/15297/2024 dated 12.08.2024.
 7. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
 8. This office letter even No. dated 16.08.2024 addressed to the applicant enclosing the layout plan.
 9. Applicant letter dated 23.08.2024 enclosing original Gift deed for Road area registered as Doc.No.14240/2024 dated 21.08.2024 @ SRO, Kundrathur.
 10. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 11. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for layout of house sites in S.No.38/2B2 (Old S.Nos.24/2, 3, 4, 6 & 24/7) of Noombal Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipality 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

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.

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3,831/-	CMDA/PP/Ch/14681/2024 dated 21.06.2024.
Development charge	Rs.15,000/-	CMDA/PP/Ch/15297/2024 dated 12.08.2024.
Layout Preparation charge	Rs. 7,000/-	
Contribution to Flag Day Fund	Rs.500/-	

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2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of the approved layout plan).
3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
@ Thirumangalam, Anna Nagar,
Chennai - 600 040. (w.o.c).
(along with a copy of approved layout plan).
4. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.
5. Stock file /Spare Copy.