



**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. L1/11621/2018

Dated: 31.01.2019

To

**The Commissioner,**  
Avadi Greater Municipality,  
Avadi, Chennai – 600 054.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house site comprised old S. No. 209/2 part, present T.S.No.3 part Block No. 46, ward – D and T. S. No.33/9 part, old S. No. 696/1 part & 2 part, Block No.42, ward - D of Thirumulaivoyal village, Avadi Taluk, Avadi Greater Municipal limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No. L1/2018/000133 dated 02.07.2018.
  2. Applicant letter dated 14.08.2018.
  3. This office DC advice letter even no. letter dated 24.08.2018 addressed to the applicant.
  4. Applicant letter dated 31.08.2018 enclosing receipt of payments.
  5. This office letter even No. dated 12.09.2018 addressed to the Commissioner, Avadi Municipality enclosing Skeleton Plan.
  6. The Commissioner, Avadi Municipality in letter RC.No.8065/2018/F1 dated 27.11.2018 enclosing a copy of Gift deed for Road & Park area registered as Doc.No.15466/2018 dated 13.11.2018 @ SRO, Ambathur.
  7. Applicant letter dated 26.11.2018.
  8. This office letter even No. dated 11.01.2019 addressed to the Commissioner, Avadi Municipality.
  9. Applicant letter dated 18.01.2019 enclosing the copy of Gift Deed Doc.No.15466/2018 dated 13.11.2018 duly attested by the Executive Authority of Local Body.
  10. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  11. 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 proposed laying out of house sites in old S. No. 209/2 part, present T.S.No.3 part Block No. 46, ward – D and T. S. No.33/9 part, old S. No. 696/1 part & 2 part, Block No.42, ward - D of Thirumulaivoyal village, Avadi Taluk, Avadi Greater Municipal 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 4<sup>th</sup> cited as called for in this office letter 3<sup>rd</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 57,000/-	B-007604 dated 02.07.2018 ✓
Development charge	Rs. 94,000/- ✓	B-008033 dated 31.08.2018 ✓
Layout Preparation charges	Rs. 40,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	2567499 to 2567503 dated 31.08.2018 ✓

4. The approved plan is numbered as **PPD/LO. No. 06/2019**. Three copies of layout plan and planning permit **No.12323** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan before sanctioning 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 10<sup>th</sup> & 11<sup>th</sup> cited.

Yours faithfully,

*31.1.19*  
*31/1/19*  
 for Principal Secretary /  
 Member Secretary

*31/01/2019*

Encl: 1. 3 copies of layout plan.  
 2. Planning permit in duplicate  
 (with the direction not to use the logo of CMDA  
 in the Layout plan since the same is registered).

Copy to: 1. M/s. Samprathy Developers LLP.,  
 A limited Liability Partnership firm  
 Represented by its Authorised Signatory  
 Thiru. J. Rangarajan, GPOA on behalf of  
 Tmt. Megala Gnanasekaran & 11 others,  
 " Newry Grandeur", New No.19,  
 Old No.11, B – Block, 2<sup>nd</sup> Avenue,  
 Anna Nagar East, Chennai – 600 102.

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

3. Stock file /Spare Copy

*31.1.19*