



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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Letter No. L1/1183/2020

Dated: 12.11.2020

To

**The Commissioner,**

Avadi City Greater Municipality, *Municipal Corporation*  
Avadi, Chennai - 600 054.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed laying out of Public Purpose Plot Nos.I, II & III, Plot No.133 and a part of future plotting portion all lying in the approved layout No.PPD/LO No.16/2018 (VGN Spring Field Phase-II) into 24 Nos. of residential plots comprised in part of T.S.No.7/5 (old S.No.48/1, 5A & 5B and 49), T.S.No.7/16 (old S.No.45/2 part) and T.S.No.8/1 (old S.Nos.35/3 & 43/2), Ward-G, Block No.21 of Vilinjambakkam Village, Avadi Taluk, Thiruvallur District, Avadi *City Municipal Corporation* - Approved - Reg.

- Ref: 1. Planning Permission Application for Layout of house sites received in CMDA vide APU No.L1/2020/000015 dated 23.01.2020.
2. Layout of house sites approved vide PPD/LO.No.16/2018 in letter No. L1/6916/2016 -1 dated 28.02.2018.
3. Applicant letter dated 22.05.2020.
4. This office DC Advice letter even No. dated 29.07.2020 addressed to the applicant.
5. Applicant letter dated 30.07.2020 enclosing the receipt for payments.
6. The C.E., PWD, WRD, Chennai Region, Chepauk, Chennai in Letter No.DB/T5(3)/F-I&C-Vilinjambakkam/2016 dated 13.06.2017.
7. This office letter even No. dated 04.08.2020 addressed to the Commissioner, Avadi Greater Municipality: *City Municipal Corporation*
8. The Commissioner, Avadi *City Municipal Corporation* letter R.No.1146/2020/F2 dated 29.10.2020 enclosing the Gift Deed for PP-1 Site registered as Doc.No.9323/2020 dated 12.10.2020 @ SRO, Avadi.
9. The Superintending Engineer, CEDC / West, TANGEDCO in letter No.SE/CEDC/W/EE/GL/AEE/C/F.Land/D.220/2020 dated 12.10.2020 enclosing the Gift Deed for handing over of PP-2 Site registered as Document No.9324/2020 dated 12.10.2020 @ SRO, Avadi.
10. G.O.No.112, H&UD Department dated 22.06.2017.
11. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for the Proposed laying out of Public Purpose Plot Nos.I, II & III, Plot No.133 and a part of future plotting portion all lying in the approved layout No.PPD/LO No.16/2018 (VGN Spring Field Phase-II) into 24 Nos. of residential plots comprised in part of T.S.No.7/5 (old S.No.48/1, 5A & 5B and 49), T.S.No.7/16 (old S.No.45/2 part) and T.S.No.8/1 (old S.Nos.35/3 & 43/2), Ward-G, Block No.21 of Vilinjambakkam Village, Avadi Taluk, Thiruvallur District, Avadi *City Municipal Corporation* - *Municipal Corporation* was examined and 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 as called for in this office letter 4<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee(Rs.4,500 + Rs.500)	Rs.5,000/-	B-0015596 dated 22.01.2020 & B-0016392 dated 22.05.2020.
Layout Preparation charges	Rs.10,000/-	B-0016825 dated 30.07.2020.
Contribution to Flag Day Fund	Rs.500/-	0005361, dated 30.07.2020.

4. The approved plan is numbered as **PPD/LO. No.111/2020 dated 12.11.2020**. Three copies of layout plan and planning permit **No.13873** are sent herewith for further action.

5. You are requested to ensure the conditions to be complied by the applicant as stipulated by the PWD in the reference 6<sup>th</sup> cited 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,

*cle*  
for Chief Planner, Layout

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.VGN Homes Pvt. Ltd.,  
(~~PoA of Ajala Estates~~)  
Rep. by its Director B.R.Nandakumar,  
No. 333, Poonamallee High Road,  
Amaidakarai,  
Chennai - 600 029.

*11/11/2020*  
*11/11/2020*  
*2/5*

A- Laxmi  
13/11/20

2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).
3. The Chief Engineer,  
WRD, Chennai Region (PWD)  
Chepauk, Chennai – 600 005.  
(along with a copy of approved layout plan).
4. The Superintending Engineer,  
Chennai Electricity Distribution Circle, West.  
Tamil Nadu Generation of Electricity and  
Distribution Corporation (TANGEDCO)  
@ Thirumangalam, Anna Nagar,  
Chennai-600 040.  
(along with a copy of approved layout plan).
5. Stock file /Spare Copy.

