



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
 Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
 Egmore, Chennai - 600 008
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 E-mail: mscmda@tn.gov.in
 Web site: www.cmdachennai.gov.in

Letter No.L1/12208/2020

Dated: 04.04.2021

To
The Commissioner
 Greater Chennai Corporation,
 Ripon Building, Chennai – 600 003.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of Public Purpose Plot No.I & II into 18 Nos. of house sites and Re-designation of part of Shop plot bearing No.7 for provision of 1% of Public Purpose site lying in CMDA part revision Approved Layout named "VGN CH-40" Vide PPD/LO No.113/2019 dated 21.10.2019 into house sites (~~18 Nos.~~) comprised in Old S.No.236/3A part, T.S.No.3 part, Ward-I, Block No.68 of Padi Village, Ambattur Taluk, Chennai District, Greater Chennai Corporation limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/000256 dated 13.11.2020.
 2. Layout of house sites approved vide PPD/LO.No.113/2019 in letter No.L1/19378/2018-1 dated 21.10.2019.
 3. C.E., PWD, WRD, Chennai Region in letter No.DB/T5(3)/F – I - Padikuppam/2019 dated 05.02.2019 & 21.02.2019.
 4. This office letter even No. dated 08.12.2021 addressed to the applicant.
 5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 6. Applicant letter dated 09.12.2020 & 07.01.2021.
 7. This office DC Advice letter even No. dated 11.02.2021 addressed to the applicant.
 8. Applicant letter dated 17.02.2021 enclosing the receipts for payments.
 9. This office letter even No. dated 23.02.2021 addressed to the Applicant enclosing the skeleton plan.
 10. Applicant letter dated 03.03.2021 enclosing the Gift Deed duly signed by the Donors.
 11. This office letter even No. dated 23.03.2021 addressed to the Sub-Registrar, Villivakkam.
 12. Applicant letter dated 25.03.2021 enclosing the Gift deed for PP-1 & 2 sites registered as Doc.No.2187/2021 dated 25.03.2021 @ SRO, Villivakkam.
 13. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 14. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

15/4/21

The proposal received in the reference 1st cited for laying out of Public Purpose Plot No.I & II into 18 Nos. of house sites and Re-designation of part of Shop plot bearing No.7 for provision of 1% of Public Purpose site lying in CMDA part revision Approved Layout named "VGN CH-40" Vide PPD/LO No.113/2019 dated 21.10.2019 into house sites (~~18 Nos.~~) comprised in Old S.No.236/3A part, T.S.No.3 part, Ward-I, Block No.68 of Padi Village, Ambattur Taluk, Chennai District, Greater Chennai Corporation limit was examined and the part revision 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 8th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.2,900/-	B-0017850 dated 12.11.2020
Layout Preparation charge	Rs.10,000/-	B-0018590 dated 17.02.2021
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.60/2021 dated ...04.2021**. Three copies of layout plan and planning permit **No.14067** are sent herewith for further action.

5. 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 13th & 134 cited.

6. The original Gift Deed registered as Doc.No.2187/2021 dated 25.03.2021 @ SRO, Villivakkam as in the reference 12th cited is also enclosed herewith as per the provision made in the G.O. in the reference 5th cited.

Yours faithfully,

for Chief Planner, Layout

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).

3. Original Gift Deed Doc.No.2187/2021 dated 25.03.2021 @ SRO, Villivakkam.

Copy to: 1. M/s.VGN Homes Pvt. Ltd.,
Rep. by its Director B.R.Nandakumar,
No.333, Poonamallee High Road,
Amaidakarai,
Chennai - 600 029.

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

3. Stock file /Spare Copy.

3. The Superintending
Engineer,
CEDC, West,
TANGEDCO,
Thirumangalam
@ Anna Nagar,
Chennai - 60.