



**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.L1/12498/2017**

**Dated: 27 .08.2018**

To

**The Commissioner**

Villivakkam Panchayat Union  
@ Ambathur,  
Chennai – 600 053.

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning Permission –  
Layout of house sites in the land comprised in S.Nos.327/1A2 &  
2A2, 329/2A & 3 and 332/1 & 2A of Ayapakkam Village, Avadi  
Taluk, Thiruvallur District, Villivakkam Panchayat Union – Approved  
– Reg.

Ref:

1. Planning Permission Application for laying out of house sites received in APU No. L1/2017/000610 on 30.08.2017.
2. This office letter even No. dated 08.03.2018.
3. Your letter dated 13.03.2018.
4. This office DC Advice letter even No. dated 21.05.2018.
5. Applicant letter dated 29.05.2018 enclosing receipts of payment.
6. This office letter even No. dated 07.06.2018 addressed to the Commissioner, Villivakkam Panchayat Union.
7. Letter RC.No.3217/2018/A3 dated 17.07.2018 from the Commissioner, Villivakkam Panchayat Union enclosing the Gift Deed for Park & Road area registered as Doc. No. 9195/18 dated 04.07.2018 @ SRO, Ambattur.
8. G.O.No.112, H&UD Department dated 22.06.2017.
9. 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 layout of house sites in the land comprised in S.Nos.327/1A2 & 2A2, 329/2A & 3 and 332/1 & 2A of Ayapakkam village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union was examined and Layout plan has been revised 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.

3. 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 Authority 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.

4. 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 respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 15,000/-	B-005437 dated 30.08.2017
Development charge	Rs. 30,000/-	B-007361 dated 29.05.2018
Layout Preparation charges	Rs. 17,000/-	
Contribution to Flag Day Fund	Rs. 500/-	634789 dated 29.05.2018

4. The approved plan is numbered as **PPD/LO. No. 55/2018**. Three copies of layout plan and planning permit **No.11586** 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 8<sup>th</sup> & 9<sup>th</sup> cited.

Yours faithfully,

*Handwritten signature and date: 30/08/2018*

for Principal Secretary/  
Member Secretary

*Handwritten signature and date: 20/08/2018*

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. Thiru.T.M.Mathew,  
Managing Partner,  
M/s.TTM Enterprises,  
(POA on behalf of Tmt.Sheela Mathew)  
No.15, T.T.Mathew Road,  
Mogappair West,  
Nolambur, Chennai – 600 095.

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

3. Stock file /Spare Copy

*Handwritten signature and date: 20/8*