



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. L1/12883/2019

Dated: 01.11.2019

To

The Commissioner,
Villivakkam Panchayat Union
@ Ambattur, Chennai – 600 053.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed layout of house sites in S.Nos.410/2 part, 410/5 part & 428 part of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit – Approved - Reg.

- Ref:
1. PPA for laying out of house sites received in this office vide reference APU No.L1/2019/000176 dated 31.07.2019.
 2. Layout of house sites approved in CMDA vide PPD/LO.No.49/2009 in letter No.L1/12195/2009 dated 21.10.2009.
 3. Authority Resolution in A.R.No.126/2018 dated 14.11.2018 by converting the School site lying in the said approved layout PPD/LO.NO.49/2009 into residential site.
 4. This office letter even No. dated 02.08.2019 addressed to the applicant.
 5. Applicant letter dated 08.08.2019.
 6. This office DC Advice letter even No. dated 08.08.2019 addressed to the applicant.
 7. Applicant letter dated 09.08.2019 enclosing the receipts for payments.
 8. This office letter even No.-1 dated 13.08.2019 addressed to the Commissioner, Villivakkam Panchayat Union enclosing the Skeleton Plan.
 9. This office letter even No.-2 dated 13.08.2019 addressed to the Superintending Engineer, CEDC, West, TANGEDCO enclosing the Skeleton Plan.
 10. The Commissioner, Villivakkam Panchayat Union letter Rc.No.2589/19/A3 dated 04.10.2019 enclosing a copy of Gift deed for Public Purpose site (0.5% area) registered as Doc. No.14373/2019 dated 01.10.2019 @ SRO, Ambathur.
 11. The Superintending Engineer, CEDC/West, TANGEDCO letter No.SE/CEDC/W/EE/GI/AEE/C/F.Land/D.532/2019 dated 04.10.2019 enclosing a copy of Gift deed for Public Purpose site (0.5% area) registered as Doc.No.9069/2019 dated 23.09.2019 @ SRO, Ambathur. 14373/2019 01.10.2019
 12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 13. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed layout of house sites in S.Nos.410/2 part, 410/5 part & 428 part of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit 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 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 3,000/-	B-0013308 dated 31.07.2019
Development charge	Rs. 9,000/-	B-0013501 dated 09.08.2019
Layout Preparation charges	Rs. 5,000/-	
Contribution to Flag Day Fund	Rs. 500/-	2761582 to 2761586 dated 09.08.2019

4. The approved plan is numbered as **PPD/LO. No. 119/2019 dated 11.11.2019**. Three copies of layout plan and planning permit **No.12741** 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 12th & 13th cited.

Yours faithfully,

o/c
for Chief Planner, MSB/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).

- Copy to:
1. Thiru.J.Ashwin,
No.15/49, Siruvallur Road,
Perambur,
Chennai - 600 011.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
 3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation and
Distribution Corporation (TANGEDCO)
@ 110 KV SS Complex, Thirumangalam,
Anna Nagar, Chennai-600 040.
(along with a copy of approved layout plan).
 4. Stock file /Spare Copy

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