



Letter No. L1/13055/2017-1

Dated: 26.12.2018

To

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

Sir,

Sub : CMDA – Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites in S.Nos.428/2A, 3A1, 4A & 5A of Vellanur village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit - Approved – Reg.

- Ref: .
1. PPA for laying out of house sites received in APU No. L1/2017/000653, dated 11.09.2017. ✓
  2. This office letter even No. dated 14.11.2017 addressed to the C.E., PWD, WRD, Chennai Region. ✓
  3. Your letter dated 22.01.2018. ✓
  4. C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/E-Vellanur-II/2018/M dated 25.01.2018. ✓
  5. Your letter dated 15.03.2018. ✓
  6. This office letter even No. dated 28.05.2018 addressed to the applicant. ✓
  7. Your letter dated 13.06.2018. ✓
  8. This office DC Advice letter even No. dated 26.09.2018. ✓
  9. Applicant letter dated 09.10.2018 enclosing receipts of payment. ✓
  10. This office letter even no. dated 29.10.2018 addressed to the Commissioner, Villivakkam Panchayat Union. ✓
  11. The Commissioner, Villivakkam Panchayat Union letter Rc.No.5538/2013/A3 dated 30.11.2018 enclosing the Gift Deed registered as Doc.No.13967/2018 dated 26.11.2018 @ SRO, Avadi. ✓
  12. G.O.Ms.No.112, H&UD Department dated 22.06.2017. ✓
  13. The 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 S.No.428/2A, 3A1, 4A & 5A of Vellanur village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union 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.



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 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.

4. The applicant in the reference 9<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 8<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.19,000/- ✓	B-005544 dated 11.09.2017 ✓
Development charge	Rs.38,000/- ✓	B-008226 dated 08.10.2018 ✓
Layout Preparation charge	Rs.13,000/- ✓	
Flag Day Fund	Rs.500/- ✓	2567838 to 2567842 ✓ dated 08.10.2018

4. The approved plan is numbered as **PPD/LO. No. 83/2018**. Three copies of layout plan and planning permit **No.12315** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of all the conditions stipulated by PWD in their letter No.DB/T5(3)/E-Vellanur-II/2018/M dated 25.01.2018 and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout 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 12<sup>th</sup> & 13<sup>th</sup> cited.

Yours faithfully,

o/c

24/12/18

26/12/18

for Principal Secretary/  
Member Secretary 2/6

22/12/2018

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.R.Velmurugan,  
GPA on behalf of Thiru.A.Srinivas,  
2<sup>nd</sup> Floor, No.19-A, Vallal Kumanan Street,  
Bagheerathi Nagar,  
Madipakkam, Chennai – 600 091.

A-1  
28-12-18

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 for monitoring the compliance of the conditions stipulated in the NOC in ref. 4<sup>th</sup> cited).

4. Stock file / Spare Copy



1.	The Director General of Police Mylapore, Chennai – 600 004. P.B.No. 844550	7.	The Director of Fire & Rescue Services No.1, Greams Road Nungambakkam, Chennai – 600 006.
2.	The Commissioner of Police Chennai Police, Vepery Chennai – 600 007.	8.	The Registrar of Co-operative Society 170, EVR High Road Kilpauk, Chennai – 600 010.
3.	The Managing Director Metropolitan Transport Corporation Pallavan house, Anna Salai Chennai – 600 002.	9.	The Superintending Engineer TNEB, Chennai Development Circle 144, Anna Salai, Chennai – 600 002.
4.	The Post Master General Chennai Region, Chennai – 600 002.	10.	The Commissioner Civil Supplies & Consumer Protection Ezhilagam, Chepauk, Chennai – 600 005.
5.	The Chief General Manager – Telephone Purasawalkam High Road Purasawalkam, Chennai – 600 007.	11.	The Managing Director CMWSSB, No. 1, Pumping Station Road Chennai – 600 002.
6.	The Director of School Education College Road, Nungambakkam Chennai – 600 006.	12.	The Chief Divisional Manager / Chief Area Manager Indian Oil Corporation No.500, Anna Salai, Teynampet, Chennai – 600 018.

Letter No. L1/13055/2017-2 ✓

Dated: 26.12.2018

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning  
Permission Application – Laying out of house sites in  
S.Nos.428/2A, 3A1, 4A & 5A of Vellanur village, Avadi Taluk,  
Thiruvallur District, Villivakkam Panchayat Union limit –  
Approved – Reg.

Ref: 1. PPA for laying out of house sites received in APU No.  
L1/2017/000653, dated 11.09.2017.  
2. This office letter No.L1/13055/2017-2, dated  
26.12.2018.

The proposal received in the reference cited for the proposed laying out of house sites in S.Nos.428/2A, 3A1, 4A & 5A of Vellanur village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit was examined and approved on 26.12.2018 and numbered as PPD/L.O. No. 83/2018, in the reference 2<sup>nd</sup> cited.

2. In that layout, the area earmarked for Public Purpose Plot (I) would remain reserved for a specific period of one year from the date of approval. If your Department requires any land, you are requested to purchase the plot within a year from the date of approval.

Yours faithfully,

for Principal Secretary/  
Member Secretary

Name & Address of the Developer:

Thiru.R.Velmurugan,  
GPA on behalf of Thiru.A.Srinivas,  
2<sup>nd</sup> Floor, No.19-A, Vallal Kumanan Street,  
Bagheerathi Nagar,  
Madipakkam, Chennai – 600 091.

