



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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Letter No. L1/13091/2020

Dated: 25.02.2021

To

The Commissioner

Greater Chennai Corporation.
Rippon Building,
Chennai – 600 003.

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning Permission – Proposed laying out of Public Purpose Plot Nos. I, II & III lying in the approved layout No.PPD/ L.O No.63/2017 (VGN Oval Garden) into 11 Nos. of residential plots comprised in Part of Old S.Nos. 515/1, 516, 517 & 526, Present T.S.No.3 part, Block No.67, Ward – 'B' of Ambattur village & Taluk, Chennai District, Greater Chennai Corporation limit – Approved – Reg.

- Ref:
1. Planning Permission Application for Layout of house sites received in CMDA vide APU No.L1/2020/000275 dated 30.11.2020.
 2. Layout of house sites approved vide PPD/LO.No.63/2017 in letter No.L1/4507/2017-1 dated 22.12.2017.
 3. C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F - I & C - Ambattur/2017 dated 26.09.2017.
 4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 5. This office DC Advice letter even No. dated 06.01.2021 addressed to the applicant.
 6. Applicant letter dated 08.01.2021 enclosing the receipt for payments.
 7. This office letter even No. dated 18.01.2021 addressed to the applicant enclosing the Skeleton Plan.
 8. Applicant letter dated 21.01.2021 enclosing the Gift Deed duly signed by the Donor.
 9. This office letter even No. dated 08.02.2021 addressed to the Sub-Registrar, Tambaram enclosing original Gift Deed.
 10. Applicant letter dated 17.02.2021 enclosing a copy of Gift deed for Public Purpose – 1 & 2 Sites registered as Doc.No.2725/2021 dated 15.02.2021 @ SRO, Ambathur.
 11. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 12. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed laying out of Public Purpose Plot Nos. I, II & III lying in the approved layout No.PPD/ L.O No.63/2017 (VGN Ovan Garden) into 11 Nos. of residential plots comprised in Part of Old S.Nos. 515/1, 516, 517 & 526, Present T.S.No.3 part, Block No.67, Ward – 'B' of Ambattur village & Taluk, Chennai District, Greater Chennai Corporation 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, etc.)

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 in the reference 6th cited has remitted the following charges / fees as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.3,000/-	B-0017956 dated 27.11.2020
Layout Preparation charges	Rs.5,000 /-	B-0018319 Dated 08.01.2021
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.20/2021 dated 25.02.2021**. Three copies of layout plan and planning permit **No.14027** 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 11th & 12th cited.

6. The original Gift Deed registered as Doc.No.2725/2021 dated 15.02.2021 @ SRO, Ambathur as in the reference 10th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited.

Yours faithfully,

o/c

[Signature]
25/2/21

for Chief Planner, Layout.

[Signature]
25/02/2021

[Signature]
25/02/2021 2/5

- 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).
3. Original Gift Deed Doc.No.2725/2021 dated 15.02.2021 @ SRO, Ambathur.

Copy to:

1. M/s.VGN Projects Estates Pvt. Ltd.,
No.153, Wallace Garden 2nd Street,
Nungambakkam,
Chennai - 600 006
2. The Deputy Planner, *Me*
Master Plan Division, *25/3/2021*
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. 3rd cited)

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