



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
Web site: www.cmdachennai.gov.in

Letter No.L1/132/2020

Dated: 27.11.2020

To

The Commissioner,
Avadi City Municipal Corporation,
Avadi, Chennai – 600 054.

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning
Permission – Layout of house sites in Old S.Nos.189 part, 193
part & 194 part, Present T.S.Nos.3/1, 28/1, 29/2, 40/2, 43/1 &
3 and 44/3, Ward-A, Block No.8 & 9 of Mittanamalli Village,
Avadi Taluk, Thiruvallur District, Avadi City Municipal
Corporation limit – Approved – Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2020/000001 dated 01.01.2020.
 2. This office letter even No. dated 09.01.2020 addressed to the CE, WRD, PWD, Chennai region.
 3. The CE, WRD, PWD, Chennai Region letter No. DB/T5(3)/I - Mittanamallee Village - II/2020/M dated 03.02.2020.
 4. This office letter even No. dated 27.02.2020 addressed to the applicant.
 5. Applicant letter dated 03.03.2020.
 6. This office letter even No. dated 17.03.2020 addressed to the SRO, Avadi.
 7. Sub-Registrar, Avadi letter No.321/2020 dated 18.03.2020 enclosing the GLV of the site.
 8. Applicant letter dated 19.03.2020.
 9. This office DC Advice letter even No. dated 20.03.2020 addressed to the applicant.
 10. Applicant letter dated 28.05.2020.
 11. This office letter even No. dated 08.06.2020 addressed to the applicant.
 12. Applicant letter dated 20.08.2020 enclosing the receipt for payments.
 13. This office letter even No. dated 27.08.2020 addressed to the Commissioner, Avadi City Municipal Corporation enclosing the skeleton plan.
 14. The Commissioner, Kundrathur Panchayat Union letter Rc.No.4775/2020/F2 dated 29.10.2020 enclosing a copy of Gift deed for Road area and PP-1 & PP-2 site registered as Doc.No.10012/2020 dated 27.10.2020 @ SRO, Avadi.
 15. G.O.No.112, H&UD Department dated 22.06.2017.
 16. 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 laying out of house sites in Old S.Nos.189 part, 193 part & 194 part, Present T.S.Nos.3/1, 28/1, 29/2, 40/2, 43/1 & 3 and 44/3, Ward-A, Block No.8 & 9 of Mittanamalli Village, Avadi Taluk, Thiruvallur District,



Avadi City Municipal 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, 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 in the reference 12th cited has remitted the following charges / fees as called for in this office letter 9th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.15,000/-	B-0015400 dated 31.12.2019
Development charges	Rs.35,000/-	B-0016637 dated 06.07.2020
Regularisation charges	Rs.7,60,000/-	
Layout Preparation charges	Rs.20,000/-	
OSR Charges (for 518 sq.m.)	Rs.22,50,000/-	
Contribution to Flag Day Fund	Rs.500/-	0005400 dated 20.08.2020

4. The approved plan is numbered as **PPD/LO. No.116/2020 dated 27.11.2020**. Three copies of layout plan and planning permit **No.13878** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of the conditions stipulated in the PWD remarks in the reference 3rd cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of 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 15th & 16th cited.

Yours faithfully,

for Chief Planner, Layout

- 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.M.S.Sriramulu & M.S.Suresh,
No.A 109/A 46, First Floor,
3rd Avenue, Anna Nagar East,
Chennai – 600 102.

- MC
07/01/2021
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. 3rd cited).
 4. The Superintending Engineer,
Chennai Electricity Distribution Circle (West),
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
Anna Nagar, Chennai-600 040. (w.o.e)
(along with a copy of approved layout plan).
 5. Stock file /Spare Copy

