



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/1381/2019 ✓

Dated: 12.04.2019 ✓

To

The Commissioner

Greater Chennai Corporation, *Tambaram Greater Municipality*
Ripon Building, *Tambaram*
Chennai - 600 003. *600 045*

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Sub-division of Public Purpose Plot Nos.I, II & III lying in CMDA Approved Layout PPD/LO No.1/2018 dated 05.01.2018 into house sites comprised in Old S.No.190/1B part, Present T.S.No.6/1 part and Old S.Nos.201/2A1 part & 2B part, Present T.S.No.10/2 part, Block No.41, Ward-D of Tambaram Village & Taluk, Kancheepuram District, Tambaram Municipal limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No. L1/2019/000016 dated 25.01.2019.
 2. Applicant letter dated 11.03.2019.
 3. This office letter even No. dated 22.03.2019 addressed to the applicant.
 4. This office DC Advice letter even No. dated 04.04.2019 addressed to the applicant.
 5. Applicant letter dated 08.04.2019 enclosing the receipt of payments.
 6. G.O.No.112, H&UD Department dated 22.06.2017.
 7. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the sub-division of Public Purpose Plot Nos.I, II & III lying in CMDA Approved Layout PPD/LO No.1/2018 dated 05.01.2018 into house sites comprised in Old S.No.190/1B part, Present T.S.No.6/1 part and Old S.Nos.201/2A1 part & 2B part, Present T.S.No.10/2 part, Block No.41, Ward-D of Tambaram Village & Taluk, Kancheepuram District, Tambaram Municipal limit was examined and sub-division 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 has remitted the following charges / fees in the reference 5th cited as called for in this office letter 4th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 3,500/- ✓	B-008867 dated 24.01.2019 ✓
Layout Preparation charges	Rs10,000/- ✓	B-0010611 dated 08.04.2019 ✓
Contribution to Flag Day Fund	Rs.500/-	2760472 ✓ to 2760476 ✓ dated 08.04.2019

5. The approved plan is numbered as **PPD/LO. No. 45/2019**. Three copies of layout plan and planning permit **No.12363** are sent herewith for further action.

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 6th & 7th cited.

Yours faithfully,

o/c

[Signature]
12/4/19
for Senior Planner, MSB

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~~Sub-Division~~
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).

[Signature]
12/4/19

[Signature]
12/04/2019

Copy to: 1. M/s.VGN property Developers Private Limited,
No.153, Wallace Garden,
Nungambakkam,
Chennai – 600 006.

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

3. Stock file /Spare Copy

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16.4.19