



**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](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. L1/14405/2018 ✓

Dated: .11.2018 ✓

To

**The Commissioner**

Greater Chennai Corporation,  
Ripon Building,  
Chennai – 600 03.

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.35/2016 dated 21.12.2016 into house sites comprised in Old S.No.344 part & 345 part, present T.S.No.46 part of Ambathur Village, Ambathur Taluk, Thiruvallur District, Greater Chennai corporation limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out plots received vide reference APU No. No.L1/2018/000175 dated 02.08.2018. ✓
  2. Layout proposal approved vide PPD/LO No.35/2016 in letter No.L1/16624/2014 dated 21.12.2016.
  3. C.E., PWD letter No.T1/11566/Ambathur/CMDA/2016 dated 28.01.2016. ✓
  4. This office letter even No. dated 10.10.2018.
  5. Applicant letter dated 24.10.2018.
  6. This office DC Advice letter even No. dated 30.10.2018 addressed to the applicant. ✓
  7. Applicant letter dated 02.11.2018 enclosing the receipt of payments.
  8. G.O.No.112, H&UD Department dated 22.06.2017.
  9. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for the sub-division of Public Purpose Plot Nos.I, II & III lying in CMDA Approved Layout PPD/LO No.35/2016 dated 21.12.2016 into house sites comprised in Old S.No.344 part & 345 part, present T.S.No.46 part of Ambathur Village, Ambathur Taluk, Thiruvallur District, Greater Chennai corporation 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 7<sup>th</sup> cited as called for in this office letter 6<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.4,300/-	B-007852 dated 01.08.2018
Layout Preparation charges	Rs 8,000/-	B-008395 dated 02.11.2018
Contribution to Flag Day Fund	Rs.500/-	2568272 to 2568276 dated 02.11.2018

5. The approved plan is numbered as **PPD/LO. No. 73/2018**. Three copies of layout plan and planning permit **No.12305** are sent herewith for further action.

6. The applicant must comply with the conditions of the PWD in the reference 3<sup>rd</sup> cited and also incorporate the same in every sale deed executed by them in respect of the layout under reference.

7. 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 8<sup>th</sup> & 9<sup>th</sup> cited.

Yours faithfully,

o/c  
14/11/2018

15/11/18  
for Principal Secretary/  
Member-Secretary

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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. M/s.VGN property Developers Private Limited,  
No.153, Wallace Garden,  
Numgambakkam,  
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