



**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. L1/15538/2018 ✓

Dated: 01.01.2019

To

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

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.Nos.90/1A2 & 91/1A2 of Pothur Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit – Approved - Reg.

- Ref:
1. The Planning Permission Application for laying out of house sites received in APU No.L1/2018/000202 dated 21.08.2018. ✓
  2. Applicant letter dated 10.10.2018 received on 16.10.2018. ✓
  3. This office letter even No. dated 14.12.2018 addressed to the SRO, Redhills. ✓
  4. The SRO, Redhills letter No.271/2018 dated 17.12.2018. ✓
  5. This office DC Advice letter even No. dated 19.12.2018 addressed to the applicant. ✓
  6. Applicant letter dated 26.12.2018 enclosing receipts of payment. ✓
  7. This office letter even No. dated 03.01.2019 addressed to the Commissioner, Villivakkam Panchayat Union. ✓
  8. The Commissioner, Villivakkam Panchayat Union letter Rc.No.014/19/A3 Dated 08.01.2019 enclosing a copy of Gift deed for Road area registered as Doc.No.121/2019 dated 08.01.2019 @ SRO, Redhills. ✓
  9. G.O.No.112, H&UD Department dated 22.06.2017. ✓
  10. Secretary (H & UD and TNRERA) Lr.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.Nos.90/1A2 & 91/1A2 of Pothur 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.

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

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 9,200/- ✓	B-007924 dated 14.08.2018 ✓
Development charge	Rs. 23,000/- ✓	B-008723 dated 26.12.2018 ✓
Layout Preparation charges	Rs. 12,500/- ✓	
OSR Charges (for 420 sq.m. of area)	Rs.5,15,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	2568910 to 2568914 ✓ dated 28.12.2018 ✓

4. The approved plan is numbered as **PPD/LO. No. 14/2019**. Three copies of layout plan and planning permit **No.12331** 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 9<sup>th</sup> & 10<sup>th</sup> cited.

Yours faithfully,

for Principal Secretary /  
Member Secretary

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Encl: 1. 3 copies of layout plan.  
2. Planning permit in duplicate  
(with the direction not to use the logo of CMDA  
in the Layout plan since the same is registered).

Copy to: 1. Thiru.I.Nallagathala Samuel,  
Flat No.7G4, Ruby Residency,  
Narmadha Street Extension,  
Chandra Nagar, East Tambaram,  
Chennai - 600 059.

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

3. Stock file /Spare Copy

A. Lewis  
15-2-19