



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. L1/16129/2017

Dated: 31.03.2021

To

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house site comprised in Old S.Nos.36/3 part, 37/2 & 3, 39/1, 47 part and 91 part, Present T.S.Nos.4/23, 5/2 and 6/2, 10, 11, 23 & 35, Ward-H, Block No.16 of Paleripattu 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 APU No.L1/2017/000737 dated 07.11.2017.
 2. This office letter even No. dated 30.11.2017 addressed to the C.E., PWD, WRD, Chennai Region.
 3. Applicant letter dated 13.07.2018, 23.07.2018 & 24.08.2018.
 4. This office letter even No.-1 dated 28.08.2018 addressed to the applicant.
 5. This office reminder letter even No.-2 dated 28.08.2018 addressed to the C.E., PWD, WRD, Chennai Region.
 6. This office letter even No. dated 24.09.2018 addressed to the applicant.
 7. Applicant letter dated 01.10.2018.
 8. This office DC Advice letter even No. dated 10.10.2018 addressed to the applicant.
 9. Applicant letter dated 01.03.2019 received on 06.03.2019 enclosing the receipts for payments.
 10. This office reminder letter even No.-1 dated 08.03.2019 addressed to the C.E., PWD, WRD, Chennai Region.
 11. This office letter even No.-2 dated 08.03.2019 addressed to the applicant.
 12. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-009788-Paleripattu/2019 dated 03.12.2019.
 13. This office letter even No. dated 18.12.2019 addressed to the Commissioner, Avadi Municipal Corporation enclosing the skeleton plan.
 14. The Commissioner, Avadi City Municipal Corporation letter R.C.No.6052/2020/F2 dated 05.03.2021 enclosing a copy of Gift deed for Road space & Park Area registered as Doc.No.3111/2021 dated 23.02.2021 @ SRO, Avadi.
 15. This office letter even No. dated 24.03.2021 addressed to the applicant.
 16. Applicant letter dated 29.03.2021 & 30.03.2021
 17. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 18. 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 site comprised in Old S.Nos.36/3 part, 37/2 & 3, 39/1, 47 part and 91 part, Present



T.S.Nos.4/23, 5/2 and 6/2, 10, 11, 23 & 35, Ward-H, Block No.16 of Paleripattu Village, Avadi Taluk, Thiruvallur District, Avadi City Municipal Corporation limit was examined and layout plan has been prepared to satisfy the Development Regulations 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 9th cited as called for in this office letter 8th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.13,500/-	B-005971 dated 07.11.2017
Development charge	Rs.35,000/-	B-008284 dated 15.10.2018
Layout Preparation charge	Rs.14,000/-	
Contribution to Flag Day Fund	Rs.400/-	2567993 to 2567996 dated 15.10.2018
	Rs.400/- 500/-	781073 dated 12.12.2018

4. The approved plan is numbered as **PPD/LO. No.56/2021 dated 31.03.2021**. Three copies of layout plan and planning permit **No.14063** are sent herewith for further action.

5. You are requested to ensure that road is formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 12th 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 17th & 18th cited.

Yours faithfully,

for Chief Planner, Layout

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. Tvl.Acharaj Bai & 6 Others,
No.203, New Military Road,
Avadi,
Chennai – 600 054.

o/c
31/3/21
31/3/21
2/5

07 copy 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. 12th cited).
4. Stock file /Spare Copy.

