



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
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**Letter No. L1/16491/2018-1**

**Dated: 03.03.2019**

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.83/3A, 3B, 4B, 5, 6 & 7B and 84/1A1B, 1A2 & 2 of Arakkambakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit – Approved - Reg.

- Ref:**
1. PPA received in APU No.L1/2018/000221 dated 10.09.2018.
  2. Your letter dated 09.11.2018.
  3. This office letter even No. dated 03.12.2018 addressed to you.
  4. This office DC Advice letter even No. dated 20.12.2018 addressed to the applicant.
  5. Applicant letter dated 02.01.2019 enclosing receipts of payment.
  6. This office letter even No. dated 04.01.2019 addressed to the Commissioner, Villivakkam Panchayat Union.
  7. The Commissioner, Villivakkam Panchayat Union letter Rc.No.3956/17/A3 Dated 11.01.2019 enclosing a copy of Gift deed for Road & Park area registered as Doc.No.308/2019 dated 10.01.2019 @ SRO, Ambathur.
  8. Applicant letter dated Nil received on 01.03.2019 enclosing the Receipt No. 6651551 dated 28.02.2019 for payment made to TANGEDCO towards disconnection works (DCW) for shifting of single pole LT Line.
  9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  10. The Secretary (H & UD and TNRERA) Letter 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.83/3A, 3B, 4B, 5, 6 & 7B and 84/1A1B, 1A2 & 2 of Arakkambakkam 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 5<sup>th</sup> cited as called for in this office letter 4<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 19,200/-	B-008057 dated 05.09.2018
Development charge	Rs. 45,000/-	B-008743 dated 31.12.2018
Layout Preparation charges	Rs. 20,000/-	
Balance Scrutiny Fee	Rs. 1,000/-	
Contribution to Flag Day Fund	Rs. 500/-	2568936 to 2568940 dated 31.12.2018

4. The approved plan is numbered as **PPD/LO. No. 31/2019**. Three copies of layout plan and planning permit **No. 12348** 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

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.K.Adaiah Naidu,  
Old No.71, New No.12,  
Sundara Murthy Vinayagar Koil Street,  
Triplicane, Chennai – 600 005.

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

3. Stock file /Spare Copy

14/12/19  
5.8.19

o/c  
4/3/19

4/3/19  
04/03/2019

2/6