



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. L1/16495/2018

Dated: 26.12.2018

To

M/s.V.R.Builders,
No.176, Chitty Babu Street,
St. Thomas Mount,
Chennai – 600 016.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Layout of house sites in S.No.441/2B of Ayanambakkam Village, Maduravoyal Taluk, Thiruvallur District, Thiruverkadu Municipal limit – Remittance of Development Charge and other charges - Advice sent - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in APU No.L1/2018/000220 dated 10.09.2018.
 2. Applicant letter dated 03.10.2018.
 3. This office letter even No. dated 10.10.2018 addressed to the applicant.
 4. This office letter even No. dated 10.10.2018 addressed to the Commissioner, Thiruverkadu Municipality.
 5. The Commissioner, Thiruverkadu Municipality letter Rc.No.1634/2018/A1 dated 12.11.2018.
 6. Applicant letter dated 26.11.2018 & 28.11.2018.
 7. This office letter even No. dated 18.12.2017 addressed to the SRO, Ambathur.
 8. The SRO, Ambathur letter No.1157/2018 dated 21.12.2018.

The proposal received in the reference 1st cited for laying out of house sites in S.No.441/2B of Ayanambakkam Village, Maduravoyal Taluk, Thiruvallur District, Thiruverkadu Municipal limit was examined and layout has been prepared to satisfy the Development Regulations requirements and taking into account of the existing developments around / future demand for circulation in the area. You are requested to remit the following charges by **three** separate Demand Drafts of a Nationalized Bank in Chennai City drawn in favour of **Member Secretary, CMDA, Chennai-8**, at cash counter (between 10.00 a.m. to 4.00 p.m.) in CMDA and produce the duplicate copy of the receipt to the Layout Division in CMDA or you may also remit the following charges through online gateway payment in Indus Ind Bank A/c.No.100034132198 & IFSC Code No.INDB0000328 and inform the same to this office.

i)	Development charges for land under Sec.59 of T&CP Act 1971	Rs.15,000/- (Rupees Sixteen Thousand only)
ii)	Layout preparation charges	Rs.4,500/- (Rupees Seven Thousand and Five Hundred only)

The proposal received in the reference 1st cited for the proposed Sub-division of house sites in S.No.441/2B of Ayanambakkam Village, Maduravoyal Taluk, Thiruvallur District, Thiruverkadu 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.

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 in the reference 10th & 18th cited has remitted the following charges / fees as called for in this office letter 9th & 17th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.5,000/-	B-008054 dated 04.09.2018
Development charge	Rs.15,000/-	B-008767 dated 02.01.2019
Layout Preparation charge	Rs.4,500/-	
OSR charge (for 69 sq.m.)	Rs.6,00,000/-	
Flag Day Fund	Rs.500/-	
Balance OSR Charge (for 13 sq.m.)	Rs.1,15,000/-	B-0014564 dated 25.10.2019

4. The approved plan is numbered as **PPD/LO. No.37/2020 dated 26.05.2020**. Three copies of sub-division plan and planning permit **No.12799** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and release of the sub-division.

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 22nd & 23rd cited.

Yours faithfully,

d/c
for Chief Planner, Layout

Encl: 1. 3 copies of sub-division 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.V.R.Builders,
No.176, Chitty Babu Street,
St. Thomas Mount,
Chennai – 600 016.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
3. Stock file /Spare Copy

3/6/20