

**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. L1/17628/2016****Dated: 06.06.2017**

To  
The Commissioner  
Villivakkam Panchayat Union @ Ambattur  
Chennai – 600 053.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –  
Layout of house sites in S.No. 323/1B, 1C, 1D & 1E of Ayapakkam  
village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat  
Union limit – Approved - Reg.

- Ref: ✓ 1. PPA received in APU No. L1/2016/000792 dated  
18.11.2016.  
2. Applicant letter dated 13.02.2017.  
✓ 3. This office letter even No. dated 28.02.2017 addressed to  
the applicant.  
✓ 4. Applicant letter dated 07.03.2017.  
5. This office DC advice letter even No. dated 07.04.2017  
addressed to the applicant.  
6. Applicant letter dated 11.04.2017.  
7. Letter in Rc.No.1229/2017/A3 dated 04.05.2017 received  
from the Commissioner, Villivakkam Panchayat Union  
enclosing the Gift Deed registered as Document  
No.5163/2017 dated 28.04.2017 @ SRO, Ambattur.  
✓ 8. Applicant letter dated 09.05.2017 enclosing the  
Encumbrance Certificate reflecting the Gift Deed.

The proposal received in the reference 1<sup>st</sup> cited for the proposed Layout of house sites  
in S.No. 323/1B, 1C, 1D & 1E of Ayapakkam village, Avadi Taluk, Thiruvallur District,  
Villivakkam Panchayat Union limit was examined and layout plan has been revised 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 as called for in this office letter 5<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 1,500/- ✓	B 002805 dated 18.11.2016 ✓
	Rs. 5,700/- ✓	B 002838 dated 22.11.2016 ✓
Development Charge for land	Rs. 11,500/- ✓	B 004185 dated 11.04.2017 ✓
Layout Preparation charges	Rs. 7,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	334849 dated 11.04.2017 ✓

5. The approved plan is numbered as **PPD/LO. No. 18/2017**. Three copies of layout plan and planning permit **No.9382** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan before sanctioning the layout.

Yours faithfully,

o/c  
for MEMBER SECRETARY

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. Tvl. Anil Kumar Daga & Sons and K. Raja  
No. 19-C, Anugraha Apartment 3<sup>rd</sup> Floor,  
Nungambakkam High Road,  
Chennai – 600 034.

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

3. Stock file /Spare Copy