



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
Web site: www.cmdachennai.gov.in

Letter No. L1/19378/2018-1

Dated: 2/10.2019

To

The Commissioner
Greater Chennai Corporation
Ripon Building,
Chennai – 600 003.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Layout of house sites in Old S.Nos.235/2 part & 3 part, 236/1 part, 2 & 3A part, present T.S.Nos.2 part & 3 part, Ward-I, Block No.68 of Padikuppam Village, Ambathur Taluk, Tiruvallur District, Greater Chennai Corporation limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in APU No.L1/2018/000264 dated 24.10.2018.
 2. This office letter even No. dated 16.11.2018 addressed to the C.E., PWD, WRD, Chennai Region.
 3. This office letter even No. dated 27.11.2018 addressed to the applicant.
 4. Applicant letter dated 29.11.2018 & 06.12.2018.
 5. This office DC advice letter even No. dated 28.12.2018 addressed to the applicant.
 6. Applicant letter dated 02.01.2019 enclosing the receipt for payments.
 7. This office letter even No. dated 08.01.2019 addressed to the Commissioner, Greater Chennai Corporation enclosing the skeleton plan.
 8. The C.E., PWD, WRD, Chennai Region in letter No.DB/T5(3)/F – I - Padikuppam/2019 dated 05.02.2019.
 9. The C.E., PWD, WRD, Chennai Region in letter No.DB/T5(3)/F – I - Padikuppam/2019 dated 21.02.2019 amending certain conditions mentioned in their previous letter dated 05.02.2019.
 10. Applicant letter dated 19.06.2019 enclosing revised layout plan.
 11. This office letter even No. dated 08.07.2019 addressed to the Commissioner, Greater Chennai Corporation enclosing the Skeleton Plan.
 12. The Executive Engineer, Works Department, Greater Chennai Corporation in letter W.D.C.No.D1/LA/SD/WDCN07/00032/2019 dated 03.10.2019 enclosing the Gift deed for Road & Park area registered as Doc.No.5388/2019 dated 25.09.2019 @ SRO, Villivakkam.
 13. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 14. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the laying out of house sites comprised in Old S.Nos.235/2 part & 3 part, 236/1 part, 2 & 3A part, present T.S.Nos.2 part & 3 part, Ward-I, Block No.68 of Padikuppam Village, Ambathur Taluk, Tiruvallur District,



Greater Chennai 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 in the reference 6th cited has remitted the following charges / fees as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee ✓	Rs.43,800/- ✓	B-008327 dated 24.10.2018
Development Charge ✓	Rs.1,12,000/- ✓	B-008765 dated 02.01.2019
Layout Preparation charge ✓	Rs.40,000/- ✓	
Regularization Charge ✓	Rs.26,80,000.- ✓	
Flag Day Fund ✓	Rs.500/- ✓	

4. The approved plan is numbered as **PPD/LO. No.113/2019 dated 2/10.2019**. Three copies of layout plan and planning permit **No.12735** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions as mentioned in the PWD letter in the reference 8th & 9th cited, 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 13th & 14th cited.

Yours faithfully,

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. M/s.VGN Homes Pvt. Ltd.,
PoA on behalf of M/s.V.Gurusamy Naidu & Co. Pvt. Ltd.,
No.333, Poonamallee High Road,
Aminjikarai, Chennai – 600 029.

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

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No.333, Poonamallee High Road,
Aminjikarai, Chennai - 600 029.
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. 8th & 9th cited).
4. Stock file /Spare Copy