

**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.inWeb site: www.cmdachennai.gov.in**Letter No. L1/19445/2018****Dated: 2.08.2019**

To

The Commissioner,
Villivakkam Panchayat Union
@ Ambattur
Chennai – 600 053.**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house site comprised in S.Nos.41/2A1 & 42/1A1A2 of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit- Approved - Reg.

- Ref:
1. PPA forwarded by the Commissioner, Villivakkam Panchayat Union in letter Rc.No.4433/2018/A3 dated 16.10.2018.
 2. This office letter even No. dated 20.11.2018 addressed to the applicant.
 3. This office letter even No. dated 20.11.2018 addressed to the C.E., PWD, WRD, Chennai region.
 4. Applicant letter dated 26.11.2018.
 5. This office letter even No. dated 10.12.2018 addressed to the applicant.
 6. Applicant letter dated 12.12.2018.
 7. This office letter even No. dated 20.12.2018 addressed to the applicant.
 8. Applicant letter dated 28.02.2019.
 9. The C.E., PWD, WRD, Chennai region letter No.DB/T5(3)/F-Inundation-Ayapakkam/2018/M dated 15.03.2019.
 10. This office letter even No. dated 05.04.2019 addressed to the applicant.
 11. Applicant letter dated 16.04.2019.
 12. This office letter even No. dated 23.04.2019 addressed to the applicant.
 13. Applicant letter dated 29.04.2019.
 14. This office letter even No. dated 30.04.2019 addressed to the SRO, Ambathur.
 15. The SRO, Ambathur letter No.207/2019 dated 02.05.2019.
 16. This office DC Advice letter even No. dated 06.05.2019 addressed to the applicant.
 17. Applicant letter dated 27.06.2019 enclosing the receipt for payments.
 18. This office letter even no. dated 08.07.2019 addressed to the Commissioner, St. Thomas Mount Panchayat Union.
 19. Letter R.C.No.4433/2018/A3 dated 29.07.2019 received from the Commissioner, Villivakkam Panchayat Union enclosing the Gift Deed for handing over of road area registered as Doc.No.11036/2019 dated 29.07.2019 @ SRO, Ambathur.
 20. G.O.No.112, H&UD Department dated 22.06.2017.
 21. 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 sites in S.Nos.41/2A1 & 42/1A1A2 of Ayapakkam 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 17th cited as called for in this office letter 16th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 9,000/-	B-008528 dated 26.11.2018
Development charge	Rs. 20,000/-	B-0012495 dated 27.06.2019
Layout Preparation charges	Rs. 14,000/-	
OSR Charges (for 445 sq.m)	Rs. 38,55,000/-	
Contribution to Flag Day Fund	Rs. 500/-	649694 dated 26.06.2019

4. The approved plan is numbered as **PPD/LO. No. 86/2019**. Three copies of layout plan and planning permit **No.12707** 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 stipulated in the PWD remarks in the reference 9th cited before sanctioning 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 20th & 21st cited.

Yours faithfully,

o/c

13/8/19

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for Senior Planner, MSB / 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).

1. Tmt.C.Kannammal,
No.216, P.H.Road,
Avadi,
Chennai - 600 054.

3. The Chief Engineer,
PWD, WRD, Chennai Region,
Chepauk, Chennai - 5.

4. Stock file /Spare Copy

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

Along with a copy of approved layout plan