



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.in
Web site: www.cmdachennai.gov.in

Letter No. L1/1965/2019

Dated: 04.06.2019

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Sub-division of house sites in S.No.136/4B2A, 4B2B & 4B2C and 5A1A, 5A1B, 5A2A, 5A2B, 5A2C, 5A2D, 5A2E, 5A3A & 5A3B of Vanagaram village, Maduravoyal Taluk, Thiruvallur District, Villivakkam Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for sub-division of house sites received in CMDA vide APU No.L1/2019/000021 dated 01.02.2019.
 2. This office letter even No. dated 20.02.2019 addressed to the applicant.
 3. Applicant letter dated 20.03.2019.
 4. This office DC Advice letter even No. dated 28.03.2019 addressed to the applicant.
 5. Applicant letter dated 30.03.2019 received on 02.04.2019 enclosing receipts of payment.
 6. This office letter even No. dated 03.04.2019 addressed to the Commissioner, Villivakkam Panchayat Union.
 7. The Commissioner, Villivakkam Panchayat Union letter Rc.No.1282/19/A3 Dated 17.06.2019 enclosing a copy of Gift deed for Road area registered as Doc.No.6784/2019 dated 14.06.2019 @ SRO, Joint I Sub-Registrar, Saidapet, South Chennai.
 8. G.O.No.112, H&UD Department dated 22.06.2017.
 9. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed sub-division of house sites in S.No.136/4B2A, 4B2B & 4B2C and 5A1A, 5A1B, 5A2A, 5A2B, 5A2C, 5A2D, 5A2E, 5A3A & 5A3B of Vanagaram village, Maduravoyal Taluk, Thiruvallur District, Villivakkam Panchayat Union 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 has remitted the following charges / fees in the reference ^{5th} 4th cited as called for in this office letter ^{5th} 3rd cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 3,450/-	B-008916 dated 01.02.2019
Development charge	Rs. 10,000/-	B-0010306 dated 29.03.2019
Layout Preparation charges	Rs. 3,000/-	
Regularisation Charge	Rs. 70,000/-	2760412 to 2760416 dated 29.03.2019
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No. 69/2019**. Three copies of sub-division plan and planning permit **No.12388** 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 8th & 9th cited.

Yours faithfully,

o/c ^{24/6/19}
for Principal Secretary / ^{2/5}
Member Secretary

Encl: 1. 3 copies of sub-division plan.
2. Planning permit in duplicate
(with the direction not to use the logo of CMDA
in the sub-division plan since the same is registered).

Copy to: 1. M/s. G.P. Homes Private limited & 3 Others,
No.W- 470, 1st Floor, 4th Avenue,
Syndicate bank Colony,
Anna Nagar west extn.,
Chennai – 600 101.

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

3. Stock file /Spare Copy

