



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. L1/20490/2019

Dated: 31.12.2019

To

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed layout of house sites in S.Nos.410/2 part, 410/5 part & 428 part of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit – Revision to the already approved layout PPD/LO.No.119/2019 - Approved - Reg.

Ref:

1. Layout of house sites approved in CMDA vide PPD/LO.No.119/2019 in letter No.L1/12883/2009 dated 01.11.2009.
2. Applicant representation for revision of layout received on 12.12.2019.
3. This office DC Advice letter even No. dated 30.12.2019 addressed to the applicant.
4. Applicant letter dated 31.12.2019 enclosing the receipt for payments.
5. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
6. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the revision of layout for house sites sanctioned vide PPD/LO.No.119/2019 in S.Nos.410/2 part, 410/5 part & 428 part of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 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 4th cited as called for in this office letter 3rd cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 3,000/-	B-0015393 dated 31.12.2019
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No. 138/2019 dated 31.12.2019**. Three copies of layout plan and planning permit **No.12760** are sent herewith for further action. *This revises earlier approved layout PPD/LO No 119/2019.*

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 5th & 6th cited.

Yours faithfully,

o/c

Hy
31/12/19

2/5

for Chief Planner, MSB/Layout

Hy
31/12/19

Hy
31/12/19

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).

- Copy to:
1. Thiru.J.Ashwin,
No.15/49, Siruvallur Road,
Perambur,
Chennai – 600 011.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of revised layout plan).
 3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation and
Distribution Corporation (TANGEDCO)
@ 110 KV SS Complex, Thirumangalam,
Anna Nagar, Chennai-600 040.
(along with a copy of revised layout plan).
 4. Stock file /Spare Copy

Hy
31/1/2020

