



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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Letter No. L1/2305/2020

Dated: 27.10.2020

To

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of Public Purpose Plot Nos. I & II lying in the approved layout No.PPD/ L.O.No.56/2017 (VGN Victoria Park) into 26 Nos. of residential plots comprised in Part of Old S.Nos.335, 544 & 547, Present T.S.Nos.40 part & 42 part, Ward-B, Block No.72 of Ambattur Village & Taluk, Chennai District, Greater Chennai Corporation limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for Layout of house sites received in CMDA vide APU No.L1/2020/000038 dated 12.02.2020.
 2. Layout of house sites approved vide PPD/LO.No.56/2017 in letter No. L1/5022/2017 -1 dated 05.12.2017.
 3. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F- I & C- Ambattur/2017 dated 05.10.2017.
 4. This office DC Advice letter even No. dated 20.03.2020 addressed to the applicant.
 5. Applicant letter dated 18.05.2020 enclosing the receipt for payments.
 6. This office letter even No. dated 29.05.2020 addressed to the Commissioner, Greater Chennai Corporation enclosing the skeleton plan.
 7. The Commissioner, Greater Chennai Corporation letter W.D.C.No.D1/SD/WDCN07/00207/2020 dated 14.10.2020 enclosing a copy of Gift deed for PP-I site registered as Doc.No.10349/2020 dated 13.10.2020 @ SRO, Ambattur.
 8. The Superintending Engineer, CEDC / West, 110/33/11 KV Thirumangalam SS, Anna Nagar Chennai-40 in letter No.SE/CEDC/W/EE/GL/AEE/C/F.Land/D.216/20 dated 08.10.2020 enclosing a copy of Gift deed for PP-II site registered as Doc. No.10123/2020 dated 06.10.2020 @ SRO, Ambattur.
 9. G.O.No.112, H&UD Department dated 22.06.2017.
 10. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the laying out of Public Purpose Plot Nos. I & II lying in the approved layout No.PPD/ L.O.No.56/2017 (VGN Victoria Park) into 26 Nos. of residential plots comprised in Part of Old S.Nos.335, 544 & 547, Present T.S.Nos.40 part & 42 part, Ward-B, Block No.72 of Ambattur Village & Taluk, Chennai District, Greater Chennai Corporation limit was examined and sub-division 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.

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 in the reference 5th cited as called for in this office letter 4th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.4,500/-	B-0015850 dated 10.02.2020
Layout Preparation charges	Rs 10,000/-	B-0016359 dated 18.05.2020
Contribution to Flag Day Fund	Rs.500/-	

5. The approved plan is numbered as **PPD/LO. No. 101/2020**. Three copies of layout plan and planning permit **No.13863** are sent herewith for further action.

6. The applicant must comply with the conditions of the PWD in the reference 3rd cited and also incorporate the same in every sale deed executed by them in respect of the layout under reference.

7. 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 9th & 10th cited.

Yours faithfully,

dc
27/10/2020
27/10/2020
for Chief Planner, Layout

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 Projects Estates Pvt. Ltd.,
No.153, Wallace Garden 2nd Street,
Nungambakkam,
Chennai - 600 006.

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

3. Stock file /Spare Copy

