



**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](mailto:mscmda@tn.gov.in)  
 Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. L1/2887/2018**

**Dated: 3.01.2019**

To  
**The Commissioner,**  
 Avadi Greater Minicipality,  
 Avadi, Chennai – 600 054.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house site comprised in Old S.No.173/1, Present T.S. No. 1/2, Ward – C, Block No. 17 of of Kovilpathagai village, Avadi Town, Avadi Taluk, Thiruvallur District, Avadi Municipal limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2018/000032 dated 20.02.2018. ✓
  2. Applicant letter dated 18.04.2018 & 26.04.2018. ✓
  3. This office DC advice letter even no. letter dated 06.06.2018 addressed to the applicant. ✓
  4. Applicant letter dated 05.07.2018 enclosing the receipt of payments. ✓
  5. This office letter even No. dated 12.07.2018 addressed to the Commissioner, Avadi Municipality. ✓
  6. Applicant letter dated 23.10.2018 requesting for revision of layout plan. ✓
  7. This office letter even No. dated 10.11.2018 addressed to the Commissioner, Avadi Municipality enclosing revised skeleton plan. ✓
  8. The Commissioner, Avadi Municipality in letter RC.No.10381/2018/F1 dated 30.11.2018 enclosing a copy of Gift deed for Road area registered as Doc.No.16292/2018 dated 28.11.2018 @ SRO, Ambathur. ✓
  9. Applicant letter dated 26.12.2018 enclosing the Receipt No.7123228 dated 26.12.2018 for payment made to TANGEDCO towards disconnection works (DCW) for shifting of single pole HT Line. ✓
  10. G.O.No.112, H&UD Department dated 22.06.2017.
  11. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

4.1.19

The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites in Old S.No.173/1, Present T.S. No. 1/2, Ward –C, Block No. 17 of Kovilpathagai village Avadi Town, Avadi Taluk, Thiruvallur District, Avadi Municipal 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 4<sup>th</sup> cited as called for in this office letter 3<sup>rd</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 2,100/- ✓	B-006711 dt.20.02.2018 ✓
Development charge	Rs. 6,000/- ✓	B-007646 dated 05.07.2018 ✓
Layout Preparation charges	Rs. 5,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	634894 dated 04.07.2018 ✓

4. The approved plan is numbered as **PPD/LO. No. 01/2019**. Three copies of layout plan and planning permit **No.12318** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and also to ensure that the Single Pole HT Line is shifted 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 10<sup>th</sup> & 11<sup>th</sup> cited.

Yours faithfully,

d/c  
3/1/19

for Principal Secretary /  
Member Secretary

2/5

03/01/2019.

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.A.Ranganathan,  
No.11/24, Bajanaikoil Street,  
Kannadapalayam,  
Chennai – 600 062.

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

3. Stock file /Spare Copy

21/1/19