



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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**Letter No. L1/3918/2020**

**Dated: 02.10.2020**

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

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in the land comprised in S.Nos.161/1A1A, 1A1B, 1A2B, 1A3A & 1A3B, 163/1A1A, 1A1B, 1A2A, 1A2B, 1A3A, 1A3B, 1A4A, 1A4B, 2A1A, 2A1B, 2A2A & 2A2B and 164/2A, 2B1, 2B2 & 2C1 of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000057 dated 10.03.2020.
  2. This office letter even No. dated 22.05.2020 addressed to the applicant.
  3. Applicant letter dated 07.07.2020 received on 08.07.2020.
  4. This office DC Advice letter even No. dated 04.08.2020 addressed to the applicant.
  5. Applicant letter dated 10.08.2020 enclosing the receipt for payments.
  6. This office letter even No.dated 17.08.2020 addressed to the Commissioner, Villivakkam Panchayat Union enclosing a copy of skeleton plan.
  7. The Commissioner, Villivakkam Panchayat Union letter Rc.No.1136/2020/A3 dated 12.09.2020 enclosing a copy of Gift Deed for handing over of Roads, PP-I & PP-II site area registered as Document No.8796/2020 dated 11.09.2020 @ SRO, Ambattur.
  8. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  9. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house site comprised in S.Nos.161/1A1A, 1A1B, 1A2B, 1A3A & 1A3B, 163/1A1A, 1A1B, 1A2A, 1A2B, 1A3A, 1A3B, 1A4A, 1A4B, 2A1A, 2A1B, 2A2A & 2A2B and 164/2A, 2B1, 2B2 & 2C1 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 5<sup>th</sup> cited as called for in this office letter 4<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 11,500/-	B-0016123 dated 04.03.2020
Development charge	Rs. 27,000/-	B-0016932 dated 10.08.2020
Layout Preparation charges	Rs. 15,000/-	
Regularisation charge	Rs.2,30,000/-	
OSR Charges (for 272 sq.m. of area)	Rs.31,45,000/-	
Contribution to Flag Day Fund	Rs. 500/-	0005379 dated 10.08.2020

4. The approved plan is numbered as **PPD/LO. No. 86/2020 dated 12.10.2020**. Three copies of layout plan and planning permit **No.13848** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and release of 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 8<sup>th</sup> & 9<sup>th</sup> cited.

Yours faithfully,

for Chief Planner, Layout

Member - Secretary

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.Gogineni Ramesh for himself and GPA on behalf of Tvl. Gogineni Anitha & 2 others, No.12/9, TF4, Sri Mansion Apartment Rathnammal Street, Kodambakkam, Chennai - 600 024.
  2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8. (along with a copy of approved 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 approved layout plan).
  4. Stock file /Spare Copy

