



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. L1/4854/2020

Dated: 17.10.2020

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division of house sites comprised in S.No.365/3B of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for sub-division of house sites received in APU No.L1/2020/000062 dated 11.05.2020.
 2. This office letter even No. dated 16.06.2020 addressed to the applicant.
 3. Applicant letter dated 25.08.2020.
 4. This office DC Advice letter even No. dated 15.09.2020 addressed to the applicant.
 5. Applicant letter dated 17.09.2020.
 6. This office revised DC Advice letter even No. dated 18.09.2020 addressed to the applicant.
 7. Applicant letter dated 21.09.2020 enclosing the receipts for payments.
 8. This office letter even No. dated 24.09.2020 addressed to the Commissioner, Villivakkam Panchayat Union enclosing a copy of skeleton plan.
 9. The Commissioner, Villivakkam Panchayat Union letter Rc.No.1380/2020/A3 dated 28.09.2020 enclosing a copy of Gift Deed for handing over of Roads area and PP-1 & PP-2 sites registered as Document No.9748/2020 dated 28.09.2020 @ SRO, Ambathur.
 10. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 11. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed sub-division of house sites comprised in S.No.365/3B of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union 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.



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 7th cited as called for in this office letter 6th cited respectively:

| Description of charges | Amount | Receipt No. & Date |
|--------------------------------------|-----------------|----------------------------|
| Scrutiny fee | Rs. 3,000/- ✓ | B-0016304 dated 20.03.2020 |
| Development charge | Rs. 10,000/- ✓ | B-0017365 dated 21.09.2020 |
| Layout Preparation charges | Rs. 4,000/- ✓ | |
| OSR Charges (for 23 sq.m. of area) ✓ | Rs.1,05,000/- ✓ | 0005473 dated 21.09.2020 |
| Contribution to Flag Day Fund | Rs. 500/- ✓ | |

4. The approved plan is numbered as **PPD/LO. No. 88/2020 dated 17.10.2020**. Three copies of sub-division plan and planning permit **No.13850** 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 sub-division.

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 10th & 11th cited.

Yours faithfully,

o/c
for Chief Planner, Layout
17/10/20
16/10/2020
16/10/2020
2/5

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.V.R.Builders,
No.2/724A, Kazura Garden 2nd street,
Neelangarai,
Chennai - 600 115.
A. Lens
20.11.20
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
3. Stock file /Spare Copy

