



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
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Letter No. L1/5008/2019

Dated: 07.2019

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 site comprised in S.No.216/1 part of Pothur 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. L1/2019/000059 dated 21.03.2019.
  2. Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government in G.O. (Ms) No.18, MAWS Department, dated 04.02.2019.
  3. This office letter even No. dated 27.03.2019 addressed to the C.E., PWD, WRD, Chennai Region.
  4. This office letter even No. dated 09.04.2019 addressed to the Applicant.
  5. Applicant letter dated 24.04.2019.
  6. This office letter even No. dated 30.04.2019 addressed to the SRO, Redhills.
  7. The SRO, Redhills letter Rc.No.2-8/Sub-Registrar/2019 dated 03.05.2019.
  8. This office DC Advice letter even No. dated 03.05.2019 addressed to the applicant.
  9. Applicant letter dated 08.05.2019 enclosing the receipts for payments.
  10. This office letter even No. dated 10.05.2019 addressed to the Commissioner, Villivakkam Panchayat Union enclosing the Skeleton Plan.
  11. Applicant letter dated 30.05.2019.
  12. This office letter even No. dated 31.05.2019 addressed to the Commissioner, Villivakkam Panchayat Union.
  13. The Commissioner, Villivakkam Panchayat Union letter Rc.No.1592/19/A3 dated 17.06.2019 enclosing a copy of Gift deed for Road area & Public Purpose site (0.5% area) registered as Doc.No.5562/2019 dated 14.06.2019 @ SRO, Redhills.
  14. The Superintending Engineer, CEDC/West, TANGEDCO letter No.SE/CEDC/W/AEE/C/F.land/D.340/2019 dated 17.06.2019 enclosing a copy of Gift deed for Public Purpose site (0.5% area) registered as Doc.No.5563/2019 dated 14.06.2019 @ SRO, Redhills.
  15. The C.E., WRD, PWD, Chennai Region in letter No.DB/T5(3)/F-Pothur Village-I/2019/M dated 21.06.2019.
  16. G.O.No.112, H&UD Department dated 22.06.2017.
  17. Secretary (H & UD and TNRERA) Lr.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.No.216/1 part of Pothur village, Avadi Taluk, Thiruvallur District,

Villivakkam Panchayat Union 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 9<sup>th</sup> cited as called for in this office letter 8<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 19,000/-	B-009921 dated 20.03.2019
Development charge	Rs. 28,000/-	B-0011400 dated 08.05.2019
Layout Preparation charges	Rs. 20,000/-	
Regularisation charge	Rs.2,47,000/-	
OSR Charges (for 530 sq.m. of area)	Rs.15,35,000/-	
Contribution to Flag Day Fund	Rs. 500/-	649553 dated 08.05.2019

4. The approved plan is numbered as **PPD/LO. No. 72/2019**. Three copies of layout plan and planning permit **No.12391** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 15<sup>th</sup> cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout 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 16<sup>th</sup> & 17<sup>th</sup> cited.

Yours faithfully,

for Principal Secretary /  
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.T.Rajamani,  
No.24, Pattammal Street,  
Krishnapuram, Ambathur  
Chennai - 600 053.
  2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).
  3. The Chief Engineer,  
WRD, Chennai Region (PWD),  
Chepauk, Chennai – 600 005.  
(along with a copy of approved layout plan for  
monitoring the compliance of the conditions  
stipulated in the NOC in ref. 15<sup>th</sup> cited).
  4. 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).
  5. Stock file /Spare Copy

