

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)  
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**Letter No. L1/5023/2017**

**Dated: 03.01.2019**

To

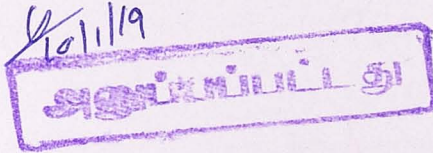
**The Commissioner,**  
Avadi Greater Municipality,  
Avadi, Chennai – 600 054.

**Sir,**

**Sub:** CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house site comprised Old S.No.370/1C & 1D, present T.S.No.31/3 & 4, Block No.64, Ward-I of Paruthipattu Village, Avadi Taluk, Thiruvallur District, Avadi Municipal limit – Approved - Reg.

**Ref:**

1. PPA received in APU No. L1/2017/000200 dated 07.04.2017.
2. This office letter even No. dated 19.06.2017 addressed to the applicant.
3. Applicant letter dated 19.06.2017 & 07.07.2017.
4. This office DC Advice letter even No. dated 08.09.2017 addressed to the applicant.
5. Applicant letter dated 12.09.2017 enclosing receipt of payments.
6. This office letter even No. dated 18.09.2017 addressed to the Commissioner, Avadi Municipality enclosing revised skeleton plan.
7. The Commissioner, Avadi Municipality in letter RC.No.8854/2017/F1 dated 14.12.2018 enclosing a copy of Gift deed for Road area registered as Doc.No.14585/2018 dated 07.12.2018 @ SRO, Avadi.
8. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
9. 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 sites in Old S.No.370/1C & 1D, present T.S.No.31/3 & 4, Block No.64, Ward-I of Paruthipattu Village, 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 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. 6,500/- ✓	B-004166 dated 07.04.2017 ✓
Development charge	Rs. 18,000/- ✓	B-005551 dated 12.09.2017 ✓
Layout Preparation charges	Rs. 8,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	0666313 ✓ to 0666317 ✓ dated 12.09.2017 ✓

4. The approved plan is numbered as **PPD/LO. No. 02/2019**. Three copies of layout plan and planning permit **No.12319** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan 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 8<sup>th</sup> & 9<sup>th</sup> cited.

Yours faithfully,

for Principal Secretary /  
Member Secretary

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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. M/s.Omsakthi Agencies Pvt. Ltd.,  
Omsakthi Tower-II, TS-65,  
Sidco Industrial Estate,  
Ekkaduthangal,  
Chennai – 600 032.

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

3. Stock file /Spare Copy

A. S. S.  
7-1-19

o/c  
3/1/19

3/1/19  
03/01/2019