



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
Web site: www.cmdachennai.gov.in

Letter No. L1/5569/2020

Dated: 15.12.2020

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed layout of house sites for the land comprised in S.No.478/20 (old S.No.478/1A1 part) of Palavedu village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit – Approved - Reg.

Ref:

1. PPA for laying out of house sites received in CMDA vide Ref. APU No. L1/2020/000077 dated 02.06.2020.
2. This office DC Advice letter even No. dated 14.09.2020 addressed to the applicant.
3. Applicant letter dated 18.09.2020 enclosing the receipt for payments.
4. This office letter even No. dated 23.09.2020 addressed to the Commissioner, Villivakkam Panchayat Union enclosing a copy of skeleton plan.
5. The Commissioner, Villivakkam Panchayat Union letter R.C.No.1414/2020/A3 dated 01.12.2020 enclosing a copy of Gift Deed for handing over of Road space and PP-1 & 2 site area registered as Doc. No.11706/2020 dated 30.11.2020 @ SRO, Avadi.
6. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
7. 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 layout of house sites for the land comprised in S.No.478/20 (old S.No.478/1A1 part) of Palavedu 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 3rd cited as called for in this office letter 2nd cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 3,000/-	B-0016446 dated 02.06.2020
Development charge	Rs. 10,000/-	B-0017351 dated 18.09.2020
Layout Preparation charges	Rs. 8,000/-	
Contribution to Flag Day Fund	Rs. 500/-	0005470 dated 18.09.2020

4. The approved plan is numbered as **PPD/LO. No.126/2020 dated 15.12.2020**. Three copies of layout plan and planning permit **No.13889** 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 6th & 7th cited.

Yours faithfully,

a/c
for Chief Planner, Layout
15/12/2020
15/12/2020
2/5

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.S.Marimuthu,
No.1044, Mel street,
Melapedu - Palavedu,
Chennai-600 055.
 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 of Electricity and
Distribution Corporation (TANGEDCO)
@ Thirumangalam, Anna Nagar,
Chennai - 600 040.
(along with a copy of approved layout plan).
 4. Stock file /Spare Copy