



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. L1/6916/2016-1

Dated: 28/02.2018

To

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in Old S.Nos. 35/3, 42/1A, 1B, 2A & 2B, 43/1 & 2, 44/1 part, 45/2 part, 48/1, 2, 3, 4, 5A & 5B, 49, 50, 51/4, 5, 6, 7, 8, 9, 10, 11 & 12, 53/1, 2, 3, 4A part, 4B & 5 part, 54/1 part, 2 & 3 part, 55, 56/1, 2 part & 3 part, 57/1 part and 66/4 part, Present T.S.Nos. 5/1 part, 6/25 part, 6/38 part, 7/5, 7/16 part, 8/1 & 9/1 part, Ward-G, Block No.21 of Viliinjambakkam village, Avadi Taluk, Thiruvallur District, Avadi Municipal limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No. L1/2016/000310 dated 22.04.2016.
 2. This office letter even No. dated 05.05.2016 addressed to the applicant.
 3. Applicant letter dated 18.05.2016 & 13.06.2016.
 4. This office letter even No. dated 01.08.2016 addressed to the applicant.
 5. This office letter even No. dated 01.08.2016 addressed to the C.E., WRD, Chennai Region (PWD).
 6. Applicant letter dated 06.09.2016.
 7. This office reminder letter even No. dated 14.12.2016 addressed to the applicant & C.E., WRD, PWD, Chennai Region.
 8. Applicant letter dated 20.12.2016.
 9. This office DC Advice letter even No. dated 25.05.2017 addressed to the applicant.
 10. Applicant letter dated 29.05.2017 enclosing the receipt of payments.
 11. This office letter even No. dated 09.06.2017 addressed to the Commissioner, Avadi Greater Municipality.
 12. The C.E., PWD, WRD, Chennai Region, Chepauk, Chennai in Let ter No.DB/T5(3)/F-I&C-Vilinjiambakkam/2016 dated 13.06.2017.
 13. The Commissioner, Avadi Municipality letter Rc.No.90014/2017/F1 dated 08.02.2018 enclosing the Gift Deed for Road and Park area registered as Doc.No.1430/2018 dated 06.02.2018 @ SRO, Avadi.
 14. Applicant letter dated 19.02.2018.
 15. G.O.No.112, H&UD Department dated 22.06.2017.
 16. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed laying out of house sites in Old S.Nos. 35/3, 42/1A, 1B, 2A & 2B, 43/1 & 2, 44/1 part, 45/2 part, 48/1, 2, 3, 4, 5A & 5B, 49, 50, 51/4, 5, 6, 7, 8, 9, 10, 11 & 12, 53/1, 2, 3, 4A part, 4B & 5 part, 54/1 part, 2 & 3 part, 55, 56/1, 2 part & 3 part, 57/1 part and 66/4 part, Present T.S.Nos. 5/1 part, 6/25



part, 6/38 part, 7/5, 7/16 part, 8/1 & 9/1 part, Ward-G, Block No.21 of Viliinjambakka 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 9th cited as called for in this office letter 8th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 56,000/-	B-001026 dated 22.04.2016 & B-001236 dated 18.05.2016
Development Charge for land	Rs.1,50,000/-	B-004615 dated 26.05.2017
Layout Preparation charges	Rs. 75,000/-	
Contribution to Flag Day Fund	Rs. 500/-	5701456 to 5701460, dated 26.05.2017

4. The approved plan is numbered as **PPD/LO. No.16/2018**. Three copies of layout plan and planning permit **No.11547** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and the compliance of all the conditions stipulated by the PWD in the reference 8th cited before sanctioning the layout, including the provision of storm water drain.

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 15th & 16th cited.

Yours faithfully,

for MEMBER SECRETARY

Encl: 1. 3 copies of Layout plan.

2. Planning permit in duplicate

(with the direction to not to use the logo of CMDA in the Layout plan since the same is registered).

2/6

Copy to:

1. M/s.VGN Homes Pvt. Ltd.,
(PoA of Ajala Estates)
Rep. by its Director B.R.Nandakumar
No. 333, Poonamallee High Road,
Amaidakarai,
Chennai – 600 029.
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).
4. Stock file /Spare Copy.

— file
05/03/18