



**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)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No.L1/6917/2016

Dated: .12.2016

To

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

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning Permission – Layout of house sites in <sup>part of</sup> Old S.No. ~~20/3~~ part, 22/1, 23/1, 2 & 3, 37/1A, 1B & 2, 39 and 40, Present T.S. Nos.12/1 & ~~13/4~~ part, Block No.21, Ward - 'G' of Vilinjiambakkam Village, Avadi Taluk, Thiruvallur District, by amalgamation and sub-division of Plot No. 8 to 10, 13 to 15 and 38 to 51 <sup>as part revision to the already</sup> lying in an approved layout PPD/LO No. 41/2015, Avadi Municipality limit – Approved – Reg.

③ 38/1A, 1B & 2,

- 14/12
- Ref: 1. PPA received in APU No. L1/2016/000311, dated 22.04.2016.
2. This office letter even no. dated 08.07.2016 addressed to the applicant.
3. This office DC advice letter even no. dated 16.11.2016 addressed to the applicant.
4. Applicant letter dated 21.11.2016.

The proposal received in the reference cited for the proposed Layout of house sites in <sup>part of</sup> Old S.No. ~~20/3~~ part, 22/1, 23/1, 2 & 3, 37/1A, 1B & 2, 39 and 40, Present T.S. Nos.12/1 & ~~13/4~~ part, Block No.21, Ward - 'G' of Vilinjiambakkam Village, Avadi Taluk, Thiruvallur District, by amalgamation and sub-division of Plot No. 8 to 10, 13 to 15 and 38 to 51 <sup>as part revision</sup> lying in an approved layout PPD/LO No. 41/2015, Avadi Municipality limit was examined and layout plan has been revised to satisfy the Development Regulation requirements and approved.

→ 38/1A, 1B & 2,

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 charges / fees to this office as per the following details:



Description of charges	Amount	Receipt No. & Date
Scrutiny Fee <del>Development charge</del>	Rs. 10,000/-	B 001025, dated 22.04.2016.
Layout Preparation charges	Rs. 10,500/-	B 002818, dated 21.11.2016.
Regularisation charges for land	Rs. 2,52,500/-	
Contribution to Flag Day Fund	RS. 500/-	7527318 to 7527322 (5 receipts) - each Rs.100/- Dated 21.11.2016

4. The approved plan is numbered as **PPD/LO. No. 33/2016**. Three copies of layout plan and planning permit **No.9358** are sent herewith for further action.

5. You are requested to ensure that roads <sup>the and Private Passages</sup> are formed as shown in the plan before sanctioning the layout.

Yours faithfully,

*[Signature]*  
07/12/2016  
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).

Copy to: 1. M/s. VGN Enterprises Private Limited,  
Rep. by its Director B.R.Nandakumar,  
No.333, Poonamallee High Road,  
Amaidakarai, Chennai – 600 029.

POA of M/s. Kimberly Builders

2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).  
-Rb  
26/12
3. Stock file /Spare Copy