

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

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E-mail: mscmda@tn.gov.in

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Letter No. L1/6918/2016

Dated: 01.02.2017

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
Layout of house sites in S.No. 350/1B & 2 of Ayapakkam Village,
Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit
- Approved - Reg.

- Ref: ✓ 1. PPA received ⁱⁿ APU No. L1/2016/000312 dated 22.04.2016.
- ✓ 2. This office letter even No. dated 04.05.2016 *addressed to the applicant*
- ✓ 3. Applicant letter dated 12.05.2016.
- ✓ 4. This office letter even No. dated 24.06.2016 *addressed to the applicant*
- ✓ 5. Applicant letter dated 25.07.2016. received ~~on~~ 27.07.2016.
- ✓ 6. This office letter even No. dated 15.11.2016 addressed to the SRO, Ambattur.
- ✓ 7. Letter from the SRO, Ambattur letter no. 04/2016 dated 17.11.2016.
- ✓ 8. This office DC advice letter even no. dated 30.11.2016 *addressed to the applicant.*
- ✓ 9. Applicant letter dated 08.12.2016.
- ✓ 10. This office letter even no. dated 22.12.2016 addressed to the Commissioner, Villivakkam Panchayat Union.
- ✓ 11. Letter RC. No. 3240/16/A3 dated 20.01.2017 received from the Commissioner, Villivakkam Panchayat Union enclosing the Gift Deed for Road area registered as Doc.No.388/2017 dated 18.01.2017 @ SRO, Ambattur.

The proposal received in the reference 1st cited for the proposed Layout of house sites in S.No. 350/1B & 2 of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit was examined and layout plan has been revised 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.

3. 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 CHDA is not the competent authority to decide on this matter.

4. The applicant has remitted the following charges / fees as called for in this office letter B¹ sheet.

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 4,000/-	B 001027 dated 22.04.2016
	Rs. 4,000/-	B 004304, dated 12.04.2016
Development Charge for land	Rs. 16,000/-	
Layout Preparation charges	Rs. 12,000/-	B 002901 dated 05.12.2016
ODR charges (for 50 days)	Rs. 3,23,000/-	
Contribution for Flag Day Fund	Rs. 500/-	Payment acknowledgement receipt of Kanchi State Board Secretariat, Dept. of Carceral and welfare, Ministry of Defense, Govt. of India vide payment ref. No. 00014343412, Transaction ID - 88887 405452100 dated 08.12.2016.

5. The approved plan is numbered as FPO/LO No. 01/2017. Three copies of layout plan and planning permit No. 9364 are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan before sanctioning the layout.

Yours faithfully,

for REGIONAL SECRETARY

- Encl: 1. 3 copies of layout plan.
 2. Planning permit in duplicate
 (with the direction to not to use the logo of CHDA in the layout plan until the same is registered).

Copy to: 1. M/s. VSH Homes Private Ltd.,
 Rep. by its Director V.N. Deshpande
 (ODR holder of M/s. Devendra Housing Pvt. Ltd.)
 No. 203, Padmalakshmi High Road,
 Arambakkam, Chennai - 600 026.

A. Lakshmi
 26/4/17

2. The Deputy Planner,
 Master Plan Division, CHDA, Chennai-6.
 (along with a copy of approved layout plan).

3. Back file /Open Copy