



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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Web site: www.cmdachennai.gov.in

Letter No. L1/6976/2017

Dated: 08.05.2019

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.77 part, present T.S.No.8/8 & 8/21, Block No.16, Ward-H of Paleripattu 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.L1/2017/000299 dated 17.05.2017.
 2. This office letter even No. dated 10.07.2017 addressed to the applicant.
 3. Applicant letter dated 31.07.2017.
 4. This office letter even No. dated 08.09.2017 addressed to the SRO, Avadi.
 5. Letter from SRO, Avadi in Rc.No.10/2017 dated 13.09.2017.
 6. This office DC advice letter even No. dated 25.09.2017 addressed to the applicant.
 7. Applicant letter dated 24.10.2017 enclosing the receipt of payments.
 8. This office letter even No. dated 26.10.2017 addressed to the Commissioner, Avadi Greater Municipality enclosing the skeleton plan.
 9. The Commissioner, Avadi Greater Municipality letter Rc.No.2169/2019/F1 dated 22.03.2019 enclosing a copy of Gift deed for Road area registered as Doc.No.3577/2019 dated 14.03.2019 @ SRO, Avadi.
 10. This office letter even No. dated 27.03.2019 addressed to the applicant.
 11. Applicant letter dated 28.03.2019.
 12. This office letter even No. dated 10.04.2019 addressed to the applicant.
 13. Applicant letter dated nil received on 15.04.2019.
 14. This office letter even No. dated 16.04.2019 addressed to the applicant.
 15. Applicant letter dated nil received on 26.04.2019.
 16. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 17. 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 laying out of house sites in Old S.No.77 part, present T.S.No.8/8 & 8/21, Block No.16, Ward-H of Paleripattu 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 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 7,000/-	B-004493 dated 15.05.2017
Development charge	Rs. 19,000/-	B-005874 dated 24.10.2017
Layout Preparation charges	Rs. 7,000/-	
OSR Charges (for 345 sq.m.)	Rs.44,95,000/-	339197 dated 24.10.2017
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No. 58/2019**. Three copies of layout plan and planning permit **No. 12377** 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 16th & 17th cited.

Yours faithfully,

o/c *8/5/19*
for Senior Planner, MSB

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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).

13/5/19
07/05/2019

Copy to: 1. Miss.Keerthika Sri & 2 others,
No.1, Dharmaraja Koil Street,
Paruthipattu,
Chennai - 600 071.

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

13/5/19

3. Stock file /Spare Copy