

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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

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Letter No.L1/7008/2016

Dated: 29/12.2016

To

The Commissioner,
Villivakkam Panchayat Union @ Ambattur,
Chennai – 600 058.

Sir,

⊙ (Plot No - 360, Ambattur
Co-operative Nagar)

Sub : CMDA – Area Plans Unit – Layout Division - Planning Permission –
Layout of house sites in S.Nos. 216/16[⊙] and 322/2 of Ayapakkam
village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat
Union limit – Approved – Reg.

- Ref:
1. PPA received from the Commissioner, Villivakkam Panchayat Union vide letter Rc. NO. 729/16/A3, dated 26.04.2016.
 2. This office letter even no. dated 04.05.2016 addressed to the applicant.
 3. Applicant letter dated 05.05.2016.
 4. This office letter even no. dated 21.06.2016 addressed to the Applicant.
 5. Applicant letter dated ~~12.07.2016~~ & 18.07.2016.
 6. This office letter even no. dated 31.10.2016 addressed to the SRO, Ambattur.
 7. Letter No. 04/2016 dated 01.11.2016 received from the SRO, Ambattur.
 8. This office DC advice letter even no. dated 09.11.2016 addressed to applicant.
 9. Applicant letter dated 17.11.2016.
 10. This office letter even no. dated 24.11.2016 addressed to the Commissioner, Villivakkam Panchayat Union.
 11. Letter No. Rc.No.729/16/A3, dated 01.12.2016 received on 07.12.2016 from the Commissioner, Villivakkam Panchayat Union enclosing the Gift Deed for Road & Road side park area registered as Doc. 15573/16 dated 29.11.2016 @ SRO, Ambattur.

⊙ (Plot No - 360, Ambattur Co-operative Nagar)

The proposal received in the reference 1st cited for the proposed layout of house sites in S.No. 216/16[⊙] and 322/2 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.

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 ^{Authority} Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the ^ACompetent 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	Rs. 13,000/- ✓	B-001145, dated 05.05.2016.
DC for land ✓	Rs. 24,890/- ✓	B-002734, dated 17.11.2016.
Regularisation Charges ✓	Rs. 2,07,380/- ✓	
OSR Charges ^{for 215 sq.m.} ✓	Rs. 27,77,120/- ✓	
Layout Preparation charges ✓	Rs. 16,200 /- ✓	7527339 to 7527343 (5 receipts) dated 22.11.2016.
Flag Day Fund	RS. 500/- ✓	

4. The approved plan is numbered as **PPD/LO. No. 36/2016**. Three copies of layout plan and planning permit **No. 9361** are sent herewith for further action.

5. You are requested to ensure that Roads and Road side park area are formed as shown in the plan before sanctioning the layout.

Yours faithfully,

for MEMBER SECRETARY

Encl:

- 3 copies of Layout plan.
- 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:

- Thiru Anil Kumar Daga,
No. 19-C, Third Floor,
Nungambakkam High Road,
Chennai – 600 034.

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

- Stock file /Spare Copy