



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/7176/2017

Dated: 26.02.2021

To
The Commissioner,
Avadi City Municipal Corporation,
Avadi, Chennai – 600 054.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house site comprised in Old S.Nos.379/1B3 & 381/3B, present T.S.No.9/5 & 22/4, Block No.64, Ward-I of Paruthipattu 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.L1/2017/000311 dated 19.05.2017.
 2. This office letter even No. dated 22.06.2017.
 3. This office letter even No. dated 25.09.2017.
 4. Your letter dated 08.11.2017.
 5. The Chief Engineer, PWD, WRD, Chennai Region letter No. DB / T5(3) / E – Inundation / Culvert - Paruthipattu village / 2018 / M dated 23.03.2018.
 6. Your letter dated 02.05.2018.
 7. This office letter even No. dated 11.05.2018.
 8. Your letter dated 07.06.2018.
 9. This office DC Advice letter even No. dated 30.07.2018 addressed to the applicant.
 10. Applicant letter dated 23.11.2018 enclosing the receipts for payments.
 11. This office letter even No. dated 30.11.2018 addressed to the Commissioner, Avadi Greater Municipality enclosing the skeleton plan.
 12. The Commissioner, Avadi City Municipal Corporation letter R.C.No.6108/2020/F2 dated 15.02.2021 enclosing a copy of Gift deed for Road Area registered as Doc. No.589/2021 dated 20.01.2021 @ SRO, Avadi.
 13. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 14. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

2/13/21
DISPATCHED

The proposal received in the reference 1st cited for the proposed laying out of house site comprised in Old S.Nos.379/1B3 & 381/3B, present T.S.No.9/5 & 22/4, Block No.64, Ward-I of Paruthipattu Village, Avadi Taluk, Thiruvallur District, Avadi Municipal limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 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 10th cited as called for in this office letter 9th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.4,000/-	B-0004542 dated 19.05.2017
Development charge	Rs.10,000/-	B-0008520 dated 23.11.2018
Layout Preparation charge	Rs.5,000/-	
OSR charge (for 140 sq.m.)	Rs.18,20,000/-	
Contribution to Flag Day Fund	Rs.500/-	2568512 to 2568516 dated 23.11.2018

4. The approved plan is numbered as **PPD/LO. No.26/2021 dated 26.02.2021**. Three copies of layout plan and planning permit **No.14033** are sent herewith for further action.

5. You are requested to ensure that road is formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 5th cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of 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 13th & 14th cited.

Yours faithfully,

for Chief Planner, Layout

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).

Copy to: 1. M/s.Omsakthi Fire Realty Pvt. Ltd.,
Omsakthi Tower-II, TS-65,
Sidco Industrial Estate,
Ekkaduthangal,
Chennai - 600 032.

2. The Deputy Planner, — *Mee*
Master Plan Division, *28/3/2021*
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 for
monitoring the compliance of the conditions
stipulated in the NOC in ref. 5th cited.

4. Stock file /Spare Copy

o/c

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