



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
Web site: www.cmdachennai.gov.in

Letter No. L1/7499/2019

Dated: 10.10.2019

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house site comprised in S.No.81/1A2A & 1A2B of Pothur village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites has been forwarded by the Commissioner, Villivakkam Panchayat Union in letter Rc.No.3610/2018/A3 dated 29.04.2019 which is received on 06.05.2019.
 2. Objection Petition received from Tvl.V.Kesavan & Others, Pothur Village in the year 2011.
 3. This office letter even No. dated 20.05.2019 addressed to the Applicant.
 4. Applicant letter dated 23.05.2019.
 5. This office letter even No. dated 10.06.2019 addressed to the Applicant.
 6. Applicant letter dated 20.06.2019. **25.06.2019**
 7. This office letter even No. dated 01.08.2019 addressed to the Tahsildar, Avadi Taluk with a copy marked to the applicant.
 8. Applicant letter dated 16.08.2019.
 9. The applicant letter dated 20.03.2019 enclosing the No Objection Certificate issued by the Tahsildar, Avadi Taluk vide reference RC.1953/2019/C2 dated 19.08.2019.
 10. This office DC Advice letter even No. dated 28.08.2019 addressed to the applicant.
 11. Applicant letter dated 29.08.2019 enclosing the receipts for payments.
 12. This office letter even No.-1 dated 04.09.2019 addressed to the Commissioner, Villivakkam Panchayat Union enclosing the Skeleton Plan.
 13. This office letter even No.-2 dated 04.09.2019 addressed to the Superintending Engineer, CEDC, West, TANGEDCO enclosing the Skeleton Plan.
 14. The Commissioner, Villivakkam Panchayat Union letter Rc.No.3610/18/A3 dated 23.09.2019 enclosing a copy of Gift deed for Road, Park area & Public Purpose site (0.5% area) registered as Doc.No.9070/2019 dated 23.09.2019 @ SRO, Redhills.
 15. The Superintending Engineer, CEDC/West, TANGEDCO letter No.SE/CEDC/W/EE/GI/AEE/C/F.Land/D.516/2019 dated 25.09.2019 enclosing a copy of Gift deed for Public Purpose site (0.5% area) registered as Doc.No.9069/2019 dated 23.09.2019 @ SRO, Redhills.
 16. G.O.No.112, H&UD Department dated 22.06.2017.
 17. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.



The proposal received in the reference 1st cited for the proposed laying out of house site comprised in S.No.81/1A2A & 1A2B of Pothur village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union 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 11th cited as called for in this office letter 10th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 19,000/- ✓	B-0011779 dated 23.05.2019
Development charge	Rs. 38,000/- ✓	B-0013763 dated 29.08.2019
Layout Preparation charges	Rs. 30,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	649746 dated 29.08.2019

4. The approved plan is numbered as **PPD/LO. No. 107/2019 dated 10.10.2019**. Three copies of layout plan and planning permit **No.12729** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and release of the layout 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
for Member Secretary

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. Thiru.A.Vijayakumar,
No.11, W/820, D Sector, 9th Street,
Syndicate Bank Colony,
Anna Nagar West,
Chennai - 600 101.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
 3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation and
Distribution Corporation (TANGEDCO)
@ 110 KV SS Complex, Thirumangalam,
Anna Nagar, Chennai-600 040.
(along with a copy of approved layout plan).
 4. Stock file /Spare Copy

