



Letter No.L1/7525/2017

Dated: 31.08.2017

To

The Commissioner

Villivakkam Panchayat Union
@ Ambathur,
Chennai – 600 053.

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning Permission –
Layout of house sites in the land comprised in S.Nos.336 part, 341,
342/1A, 1B, 2A, 2B & 2C, 343/1, 2A, 2B1, 2B2, 2C, 2E1 & 2E2,
345/1A & 1B, 351, 352 and 353/1 of Ayapakkam village, Avadi
Taluk, Thiruvallur District, Villivakkam Panchayat Union – Approved
– Reg.

Ref: 1. Planning Permission Application for laying out of house sites
received in APU No. L1/2017/000339 dated 29.05.2017.
2. Applicant letter dated 20.06.2017.
3. This office letter even No. dated 17.07.2017 addressed to
applicant.
4. This office DC advice letter even no. dated 26.07.2017
addressed to applicant.
5. Applicant letter dated 31.07.2017 enclosing the receipts of
payment.
6. This office letter even No. dated 03.08.2017 addressed to the
Commissioner, Villivakkam Panchayat Union.
7. Letter RC.No.2355/2017/A3 dated 11.08.2017 from the
Commissioner, Villivakkam Panchayat Union enclosing the
Gift Deed for Park & Road area registered as Doc. No.
10457/17 dated 11.08.2017 @ SRO, Ambattur.

The proposal received in the reference 1st cited for the proposed layout of house sites
in the land comprised in S.Nos.336 part, 341, 342/1A, 1B, 2A, 2B & 2C, 343/1, 2A, 2B1, 2B2,
2C, 2E1 & 2E2, 345/1A & 1B, 351, 352 and 353/1 of Ayapakkam village, Avadi Taluk,
Thiruvallur District, Villivakkam Panchayat Union 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 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 charges / fees to this office as per the following details:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 57,500/- ✓	B-004631, dated 29.05.2017. ✓
DC for land	Rs. 1,20,000/- ✓	B-005208, dated 31.07.2017. ✓
Layout Preparation charges	Rs. 50,000 /- ✓	
Flag Day Fund	Rs. 500 /- ✓	0665538 to 0665541 & 0665544 dated 31.07.2017. ✓

4. The approved plan is numbered as **PPD/LO. No. 38/2017**. Three copies of layout plan and planning permit **No. 11502** are sent herewith for further action.

5. The Local Body should ensure removal of Electricity Line passing over the site before according sanction for the layout as per Tamil Nadu Village Panchayat Act.

6. You are requested to ensure that Roads & Park area are formed as shown in the plan before sanctioning the layout.

Also the area reserved for proposed Arterial Road in s.no. 353/1 shall be gifted by the applicant to the local Body before release of final sanctioning the layout.

Yours faithfully,

o/c

Se
31/08/2017

for MEMBER SECRETARY 2/6

Se
29/8/17

Se
29/8/17

Encl: 1. 3 copies of Layout plan.
2. 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: 1. M/s.Royal Land Developers Pvt. Ltd ✓
No. 19 & 20, Suit No.303, 3rd Floor,
Ramlakhan Chambers,
General Muthiya Mudali Street,
Sowcarpet, Chennai – 600 079.

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

3. Stock file /Spare Copy