



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. L1/9300/2017-1

Dated 31/02.2018

To
The Commissioner
Avadi Greater Municipality,
Avadi, Chennai – 600 054.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Layout of house sites in Old S.Nos. 72/1, 2, 3, 4, 5 & 6, present
T.S.No.1/1, Old S.Nos.65/1 & 2, 67/1, 2, 3, 4, 5, 6, 7, 8 & 9,
present T.S.No.1/5, Old S.Nos.69/1, 2 & 3, present T.S.No.1/8,
Old S.Nos.60/1, 2 & 3, 61/1, 2 & 3, 62, 63/1, 2, 3, 4, 5 & 6, 64/1,
2, 3A, 3B, 4, 5 & 6, present T.S.No.2/2, Old S.No.15/1, 2A & 2B,
17/3 & 4A, 59/1A1, 1A2 & 2, present T.S.No.3/1, Old S.Nos.19/1,
2, 4 & 5, 20/1, 41/1A, 1B1, 1B2 & 2A, 58/1A, 1B, 2 & 3, 59/1B,
present T.S.No.4/1, Old S.No.41/2B, present T.S.No.4/15, Old
S.Nos.11/1 part, 2 & 3, 19/3, 20/2, 3 part & 4 part, present
T.S.No.13/4 part, Block No.21, Ward-G of Viliinjambakkam 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. L1/2017/000420 dated 22.06.2017.
 2. This office letter even No. dated 02.08.2017 addressed to the C.E., WRD, Chennai Region (PWD).
 3. This office letter even No. dated 12.09.2017 addressed to the applicant.
 4. Applicant letter dated 18.09.2017.
 5. This office DC Advice letter even No. dated 12.10.2017 addressed to the applicant.
 6. Applicant letter dated 20.10.2017 enclosing the receipt of payments. *and 1x dt 26.10.2017.*
 7. This office letter even No. dated 01.11.2017 addressed to the Commissioner, Avadi Greater Municipality.
 8. C.E., WRD, PWD letter No.DB/T5(3)/F-012943-I&C-Vilinjambakkam/2017 dated 28.11.2017.
 9. The Commissioner, Avadi Greater Municipality letter RC.No.7813/2017/F1 dated 08.02.2018 enclosing the Gift Deed for Road & Park area registered as Document No.1427/2018 dated 06.02.2018 @ SRO, Avadi.
 10. Applicant letter dated 13.02.2018 & 16.02.2018.
 11. G.O.No.112, H&UD Department dated 22.06.2017.
 12. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

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*from m/s. VGN Properties
Developers Pvt Ltd, (P)*

The proposal received in the reference 1st cited for the proposed laying out of house sites in Old S.Nos. 72/1, 2, 3, 4, 5 & 6, present T.S.No.1/1, Old S.Nos.65/1 & 2, 67/1, 2, 3, 4, 5, 6, 7, 8 & 9, present T.S.No.1/5, Old S.Nos.69/1, 2 & 3, present T.S.No.1/8, Old S.Nos.60/1, 2 & 3, 61/1, 2 & 3, 62, 63/1, 2, 3, 4, 5 & 6, 64/1, 2, 3A, 3B, 4, 5 & 6, present T.S.No.2/2, Old S.No.15/1, 2A & 2B, 17/3 & 4A, 59/1A1, 1A2 & 2, present T.S.No.3/1, Old S.Nos.19/1, 2, 4 &

*(P) (PoA of m/s. VGN Properties, m/s. Kimberley Builders
and Thim. V.N. Devadoss)*



5, 20/1, 41/1A, 1B1, 1B2 & 2A, 58/1A, 1B, 2 & 3, 59/1B, present T.S.No.4/1, Old S.No.41/2B, present T.S.No.4/15, Old S.Nos.11/1 part, 2 & 3, 19/3, 20/2, 3 part & 4 part, present T.S.No.13/4 part, Block No.21, Ward-G of Vilinjambakkam 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 6th cited as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.1,38,000/-	B-004341 dated 22.06.2017
Development Charge for land	Rs.3,67,000/-	B-005846 dated 20.10.2017
Layout Preparation charges	Rs.2,06,000/-	
Contribution to Flag Day Fund	Rs. 500/-	339181, dated 20.10.2017

4. The approved plan is numbered as **PPD/LO. No.14/2018**. Three copies of layout plan and planning permit **No.11545** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of ^{all} the conditions stipulated by PWD in the reference 8th cited before sanctioning the layout, *including the provision of storm water drain.*

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 11th & 12th cited.

Yours faithfully,

for MEMBER SECRETARY

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.VGN Property Developers Pvt. Ltd. (POA),
No. 15, Wallace Garden 2nd Street,
Nungambakkam,
Chennai – 600 006.

2/6

- Mme
05/03/18
2. The Deputy Planner,
Master Plan Division,
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).
 4. Stock file /Spare Copy

