



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. L1/9507/2019

Dated: 13.03.2020

To

The Commissioner

Avadi City Municipal Corporation,
N.M. Road,
Avadi, Chennai - 54.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed laying out of house site comprised in Old S.No.77 part, present T.S.No.8/25, Block No.16, Ward-H of Paleripattu Village, Avadi Taluk, Thiruvallur District, Avadi City Municipal Corporation limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2019/000133 dated 10.06.2019.
 2. This office letter even No. dated 26.06.2019 addressed to the applicant.
 3. Applicant letter dated 04.07.2019.
 4. This office letter even No. dated 08.07.2019 addressed to the Sub-Registrar, Avadi.
 5. The Sub-Registrar, Avadi letter Rc.No.5/2019 dated 16.07.2019.
 6. Applicant letter dated 29.07.2019.
 7. This Office DC Advice letter even No. dated 31.07.2019 addressed to the applicant.
 8. Applicant letter dated 30.08.2019 enclosing the receipts for payments.
 9. This office letter even No.-1 dated 05.09.2019 addressed to the Commissioner, Avadi City Municipal Corporation enclosing a skeleton plan.
 10. This office letter even No.-2 dated 05.09.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle (West), TANGEDCO.
 11. The Commissioner, Avadi Municipality in letter Rc.No.151/2020/F1 dated 14.02.2020 enclosing a copy of Gift deed for Road space, and PP-1 site registered as Doc.No.1642/2020 dated 10.02.2020 @ SRO, Avadi.
 12. The Superintending Engineer, Chennai Electricity Distribution Circle (West), TANGEDCO in letter No.SE/CEDC/W/AEE/C/F.Land/D.607/2019 dated 19.12.2019 enclosing a copy of Gift deed for handing over of PP-2 site area registered as Doc.No.17815/2019 dated 18.12.2019 @ 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.

The proposal received in the reference 1st cited for the proposed laying out of house site comprised in Old S.No.77 part, present T.S.No.8/25, Block No.16, Ward-H of Paleripattu Village, Avadi Taluk, Thiruvallur District, Avadi City Municipal Corporation 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.

3. 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.

4. The applicant has remitted the following charges / fees in the reference 8th cited as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.6,000/-	B 0012087 dated 07.06.2019
Development charges for land	Rs.20,000/-	B 0013798 dated 30.08.2019
Layout Preparation charges	Rs.7,000/-	
OSR charge (for 287 sq.m.)	37,30,000/-	649749 dated 30.08.2019
Contribution to Flag Day Fund	Rs. 500/-	

5. The approved plan is numbered as **PPD/LO. No.26/2020 dated 13.03.2020**. Three copies of layout plan and planning permit **No.12788** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan, before sanctioning of the layout.

7. 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,

d/c *Hg*
13/3/20
for Member-Secretary

2/5

- 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).

A
13/03/2020
PS
13/03/2020

Copy to:

1. Thiru.N.Shankar,
No.1, Dharmaraja Koil Street,
Paruthipattu,
Chennai - 600 071.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. The Superintending Engineer,
Chengalpattu Electricity Distribution Circle, West,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130, GST Road (opposite to New Bus Stand),
Chengalpattu - 603 004.
(along with a copy of approved layout plan).

@ Jhirumangalam, Anna Nagar,
Chennai - 600 040.

4. Stock file /Spare Copy

