



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. L1/9535/2019

Dated: 6.12.2019

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 Public Purpose Plot Nos.I, II, III, IV & V lying in the approved layout No.PPD/ L.O. No.14/2018 dated 28.02.2018 in to house sites comprised in T.S.No.2/2, (Old S.Nos.61/2 & 3, 62 and 63/3, 4, 5 & 6), T.S.No.4/1, (Old S.Nos.19/2, 41/1A & 1B1 and 58/1B, 2 & 3), T.S.No.13/4 part (Old S.No.19/3), Block No.21, Ward-G of Vilinjiambakkam Village, Avadi Taluk, Thiruvallur District, Avadi City Municipal Corporation limit – Approved - Reg.

Ref:

1. Planning Permission Application received in CMDA vide APU.No.L1/2019/000138 dated 11.06.2019.
2. Layout of house sites approved vide PPD/LO No.14/2018 in letter No.L1/9300/2017 dated 28.02.2018.
3. This office DC Advice letter even No. dated 08.08.2019 addressed to the applicant.
4. Applicant letter dated 20.08.2019 enclosing the receipts for payments.
5. This office letter even No.1 dated 26.08.2019 addressed to the Commissioner, Avadi City Municipal Corporation enclosing the Skeleton Plan.
6. This office letter even No.-2 dated 26.08.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle, West, TANGEDCO enclosing the Skeleton Plan.
7. The Commissioner, Avadi City Municipal Corporation letter R.C.No.9433/2019/F2 dated 19.11.2019 enclosing the Gift Deed for handing over of PP site registered as Document No.15976/2019 dated 13.11.2019 @ SRO, Avadi.
8. The Additional Chief Engineer, CEDC / West, TANGEDCO in letter No.ACE/CEDC/W/EE/GI/AEE/C/F.Land/D.564/2019 dated 16.11.2019 enclosing the Gift Deed for handing over of PP site registered as Document No.14950/2019 dated 23.10.2019 @ SRO, Avadi.
9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
10. The 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 Public Purpose Plot Nos.I, II, III, IV & V lying in the approved layout No.PPD/ L.O. No.14/2018 dated 28.02.2018 in to house sites comprised in T.S.No.2/2, (Old S.Nos.61/2 & 3, 62 and 63/3, 4, 5 & 6), T.S.No.4/1, (Old S.Nos.19/2, 41/1A & 1B1 and 58/1B, 2 & 3), T.S.No.13/4 part (Old S.No.19/3), Block No.21, Ward-G of Vilinjiambakkam 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.

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 in the reference 4th cited has remitted the following charges / fees as called for in this office letter 3rd cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.9,500/-	B-0012147 dated 10.06.2019
Layout Preparation charge	Rs.18,000/-	B-0013584 dated 16.08.2019
Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No.129/2019 dated 6.12.2019**. Three copies of layout plan and planning permit **No.12751** are sent herewith for further action.

5. 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 9th & 10th cited.

Yours faithfully,

o/c
for Chief Planner, MSB/Layout

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 Private Limited,
No.153, Wallace Garden 2nd Street,
Nungambakkam,
Chennai – 600 006.

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

6/12/19



3. **The Superintending Engineer,**
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
@ Thirumangalam, Chennai-600 040.
(along with a copy of approved layout plan).
4. Stock file /Spare Copy