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	<p>CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008 Phone : 28414855 Fax: 91-044-28548416 E-mail: mcmda@tn.gov.in Web site: www.cmdachennai.gov.in</p>
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Letter No. L1/9635/2019

Dated: 7.11.2020

To
The Commissioner,
Greater Chennai Corporation,
Ripon Building,
Chennai – 600 003.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house site of land comprised in Old S.Nos.341, 342 part, 490 & 502, Present T.S.Nos.42 part & 44, Ward-B, Block No.72 of Ambathur Village & Taluk, Thiruvallur District, Greater Chennai Corporation limit– Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2019/000139 dated 12.06.2019.
 2. This office letter even No. dated 25.06.2017 addressed to the C.E., WRD, Chennai Region (PWD), Chepauk.
 3. This office letter even No. dated 01.07.2019 addressed to the applicant.
 4. This office DC Advice letter even No. dated 09.08.2019 addressed to the applicant.
 5. The C.E., PWD, WRD, Chennai region letter No.DB/T5(3)/F-009883-Ambathur/2019 dated 28.11.2019.
 6. Applicant letter dated 10.12.2019 enclosing receipt of payments.
 7. This office reminder letter even No. dated 11.12.2019 addressed to the applicant.
 8. Representation dated 04.03.2020 received from M/s.V.Gurusamy Naidu & Co. Pvt. Ltd. represented by its Authorized Signatory Thiru.B.Baskaran & M/s.VGN Homes Pvt. Ltd. represented by its Director Thiru.B.R.Nandakumar.
 9. Letter dated 05.03.2020 received from M/s.VGN Homes Pvt. Ltd. represented by its Director Thiru.B.R.Nandakumar.
 10. This office reminder letter even No. dated 17.03.2020 addressed to the applicant.
 11. Applicant letter dated 20.03.2020.
 12. Applicant letter dated 23.03.2020 enclosing revised plan.
 13. This office supplement DC Advice letter even No. dated 23.07.2020 addressed to the applicant.
 14. Applicant letter dated 27.07.2020 enclosing receipt of payment of balance Layout preparation charge.
 15. This office letter even No. dated 06.08.2020 addressed to the Commissioner, Greater Chennai Corporation enclosing the skeleton plan.
 16. The Superintending Engineer, CEDC/West, TANGEDCO, Chennai - 40 Corporation in letter No.SE/CEDC/W/EE/GL/AEE/C/F.Land /D. 201/20 dated 18.09.2020 enclosing the Gift deed for PP – II Site registered as Doc.No.9083/2020 dated 16.09.2020 @ SRO, Ambathur.
 17. The Executive Engineer, Works Department, Greater Chennai






Corporation, Chennai -600 003 in letter W.D.C.No.D1/LA/SD/ WDCN07/00292/2020 dated 16.10.2020 enclosing the Gift deed for Road area, Park area & PP – I Site registered as Doc.No.10322/2020 dated 12.10.2020 @ SRO, Ambathur.

18. G.O.Ms.No.112, H&UD Department dated 22.06.2017.

19. 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 house site of land comprised in Old S.Nos.341, 342 part, 490 & 502, Present T.S.Nos.42 part & 44, Ward-B, Block No.72 of Ambathur Village & Taluk, Thiruvallur District, Greater Chennai Corporation limit was examined and Layout plan has been prepared to satisfy the Tamil Nadu Combined Development & 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 6th & 14th cited has remitted the following charges / fees as called for in this office letter 4th & 13th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.20,500/-	B-0012149 dated 10.06.2019
Development Charge	Rs.60,000/-	B-0014441 dated 17.10.2019
Layout Preparation charge	Rs.27,000/-	
Flag Day Fund	Rs.500/-	649717 dated 16.08.2019
Balance Layout Preparation charge (for 10 nos. Plots)	Rs.5,000/-	B-0016788 dated 27.07.2020

4. The approved plan is numbered as **PPD/LO. No.109/2020 dated 7.11.2020**. Three copies of layout plan and planning permit **No.13871** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of the conditions stipulated in the PWD remarks in the reference 5th cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout, before sanctioning and release of the layout.



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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 18th & 19th cited.

Yours faithfully,

olc

[Signature]
7/11/20

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for Chief Planner, 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 part layout plan since the same is registered).

[Signature]
07/11/2020

[Signature]
07/11/2020

- Copy to:
1. M/s.VGN Homes Pvt. Ltd.,
Represented by its Director
Thiru.B.R.Nandakumar,
PoA on behalf of
M/s.Guruswamy Naidu & Co. Pvt. Ltd.,
No.333, Poonamallee High Road,
Aminjikarai, Chennai – 600 029
 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 for
monitoring the compliance of the conditions
stipulated in the NOC in ref. 5th cited).
 4. The Superintending Engineer,
CEDC (West),
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
110 KV SS Complex, Thirumangalam,
Chennai – 600 040.
(along with a copy of approved layout plan).
 5. Stock file /Spare Copy

[Signature]
12/11/20

