

**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](mailto:mcmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. L1/9658/2020****Dated: 9 .02.2021**

To

**The Commissioner,**  
Villivakkam Panchayat Union  
@ Ambattur  
Chennai – 600 053.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in the land comprised in S.Nos.308/3, 309/2A, 2B1, 2B2A & 2B2B and a shop site in approved layout PPD/LO No.38/2017 lies in S.No.342/2A part of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit – Approved - Reg.

- Ref:
1. The re-submitted layout proposal received for the applicant on 25.09.2020.
  2. This office letter even No. dated 07.12.2020 addressed to the applicant.
  3. Applicant letter dated 14.12.2020.
  4. This office DC Advice letter even No. dated 19.12.2020 addressed to the applicant.
  5. Applicant letter dated 24.12.2020 enclosing the receipt for payments.
  6. This office letter even No. dated 29.12.2020 addressed to the Commissioner, Villivakkam Panchayat Union enclosing a copy of skeleton plan.
  7. The Commissioner, Villivakkam Panchayat Union letter R.C.No.2158/2020/A3 dated 19.01.2021 enclosing a copy of Gift Deed for handing over of Roads area and PP-1 & PP-2 sites registered as Doc. No.507/2021 dated 13.01.2021 @ SRO, Ambattur.
  8. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
  9. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

12/2/21  
**DISPATCHED**

The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites in the land comprised in S.Nos.308/3, 309/2A, 2B1, 2B2A & 2B2B and a shop site in approved layout PPD/LO.No.38/2017 lies in S.No.342/2A part of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union 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 has remitted the following charges / fees in the reference 5<sup>th</sup> cited as called for in this office letter 4<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.12,300/-	B-0017421 dated 24.09.2020
Development charge	Rs.29,000/-	B-0018194 dated 24.12.2020
Layout Preparation charges	Rs.13,000/-	
OSR Charges (for 165 sq.m.)	Rs.7,20,000/-	
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No. 08/2020 dated 09.02.2021**. Three copies of layout plan and planning permit **No.14015** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and release of the layout.

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 8<sup>th</sup> & 9<sup>th</sup> cited.

Yours faithfully,

*o/c* *Hg*  
*9/2/21*  
for Chief Planner, Layout

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Encl: 1. 3 copies of layout plan.

2. Planning permit in duplicate  
(with the direction 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  
New No.6, Old No.23, Western Wing, 1<sup>st</sup> Floor,  
Krishnamma Road,  
Nungambakkam,  
Chennai - 600 034.

2. The Deputy Planner, - *Me*  
*17/3/2021*  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).

3. The Superintending Engineer,  
Chennai Electricity Distribution Circle, West.  
Tamil Nadu Generation and  
Distribution Corporation (TANGEDCO)  
@ 110 KV SS Complex, Thirumangalam,  
Anna Nagar, Chennai-600 040.  
(along with a copy of approved layout plan).

4. Stock file /Spair Copy