



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

Letter No.L2/5253/2018

Dated: 07.07.2019

To

The Commissioner
Greater Chennai Corporation.
Ripon Buildings,
Chennai - 600 003.

*The Commissioner
Villivakkam panchayat union
at Ambathur.
Chennai-53*

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - Revision of part layout of Ambathur Sites & Services Scheme Phase - I & II in Sector-III - Sub-division of PP Plot-2 into 2 plots as PP-2A & PP-2B for constructing Amma Community Hall in the PP Plot-2A comprised in S.No.582/2 part of Ambathur village, Ambathur Taluk, Tiruvallur District, Greater Chennai Corporation limit - Approved - Reg.

Ref:

1. The PPA forwarded by the Commissioner, Villivakkam Panchayat Union vide letter Rc.No.812/2017/A3 dated 23.03.2018.
2. This office letter even No. dated 27.04.2018 addressed to the E.E & ADO, TNHB, J.J.Nagar Division, Thirumangalam.
3. The E.E & ADO, TNHB, J.J.Nagar Division, Thirumangalam letter No.SS/1090/2015 dated 08.05.2018.
4. Planning Permission accorded for construction of Group Development of Residential Apartment in Plot Nos. PC-1, PC-7 & PC-8, Public Purpose plot PP-1 and Future Development for residential purpose (FD-1(R)) vide P.P.No.B/Spl.Bldg./69(A to G)/2010 dated 19.02.2010 in letter No.B3(N)/14113/2009.
5. Planning permission for conversion of Prime Commercial Plot Nos.PC-2, PC-3, PC-4 & PC-5 in to residential sites approved by CMDA vide PPD/L.O.No.(TNHB) G-04/2016 in letter No.L2/15639/2015 dated 07.06.2016.
6. This office letter even No. dated 20.06.2018 addressed to the E.E & ADO, TNHB, J.J.Nagar Division, Thirumangalam.
7. This office letter even No. dated 17.07.2018 addressed to the E.E & ADO, TNHB, J.J.Nagar Division, Thirumangalam.
8. The E.E & ADO, TNHB, J.J.Nagar Division, Thirumangalam letter No.SS/1090/2015 dated 09.08.2018.
9. The E.E & ADO, TNHB, J.J.Nagar Division, Thirumangalam letter No.JJN/PLG/749/2003 dated 20.03.2014 & 31.10.2014 addressed to the Commissioner, Villivakkam Panchayat Union.
10. The Commissioner, Villivakkam Panchayat Union letter Rc.No.4190/2011/A3 dated 22.12.2014 addressed to the E.E & ADO, TNHB, J.J.Nagar Division, Thirumangalam.
11. The E.E & ADO, TNHB, J.J.Nagar Division, Thirumangalam letter No.JJN/PLG/749/2003 dated 23.12.2014 addressed to the President, Ayapakkam Panchayat, Ambattur.
12. The President, Ayapakkam Panchayat, Villivakkam Panchayat Union letter dated 24.01.2015 addressed to the E.E & ADO, TNHB, J.J.Nagar Division, Thirumangalam.

12/7/19



13. The E.E & ADO, TNHB, J.J.Nagar Division, Thirumangalam letter No.JJN/PLG/749/2003 dated 30.06.2016 & 28.09.2016 addressed to the Commissioner, Villivakkam Panchayat Union.
14. This office letter even No. dated 11.09.2019 addressed to the Director, Rural Development & Panchayat Raj, Saidapet.
15. Minutes of the CSO Meeting held on 03.10.2018.
16. This office letter even No. dated 23.10.2018 addressed to the Secretary to Government, H&UD Dept., Chennai-9.
17. Minutes of the Appeal Committee Meeting held on 21.12.2018 in the Chambers of Principal Secretary to Government, H&UD Department.
18. G.O.(3D) No.14, Housing and Urban Development [UD-VII(1)] Department dated 08.03.2019.
19. The E.E & ADO, TNHB, J.J.Nagar Division, Thirumangalam letter No.JJN/PLG/314/2017 dated 12.06.2019 enclosing a copy of Gift Deed for handing over of road area registered as Doc.No.8200/2019 dated 12.06.2019. @ SRO Ambathur
20. This office DC Advice letter even No. dated 18.06.2019 addressed to the E.E & ADO, TNHB, J.J.Nagar Division, Thirumangalam.
21. The E.E & ADO, TNHB, J.J.Nagar Division letter No.JJN/PLG/314/2017 dated 02.07.2019 enclosing receipt of payments.
22. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
23. 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 revision of part layout of Ambathur Sites & Services Scheme Phase – I & II in Sector-III - Sub-division of PP Plot-2 into 2 plots as PP-2A & PP-2B for constructing Amma Community Hall in the PP Plot-2A comprised in S.No.582/2 part of Ambathur village, Ambathur Taluk, Tiruvallur District, Greater Chennai Corporation limit was examined and the 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 21th cited as called for in this office letter 20th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 9,500/-	B-007220 dated 08.05.2018
DC for land	Rs.30,000/-	B-0012626 dated 02.07.2019
Layout Preparation charges	Rs. 1,000/-	
Flag Day Fund	Rs. 500/-	2760868 to 2760872 dated 02.07.2019

4. The approved plan is numbered as **PPD/LO. No. (TNHB) G - 03/2019**. Three copies of sub-division plan and planning permit **No.12393** 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 22nd & 23rd cited.**

Yours faithfully,

Handwritten signature
4/7/19.

for Senior Planner, MSB/Layout

o/c

Handwritten signature
04/7/19

Handwritten signature
04/07/2019

2/5

- Encl:
- 3 copies of sub-division plan.
 - Planning permit in duplicate
(with the direction to not to use the logo of CMDA in the sub-division plan since the same is registered).

Copy to:

- The Executive Engineer & ADO
Tamil Nadu Housing Board
J.J.Nagar Division,
Thirumanagalam,
Chennai – 600 101.
- The Deputy Planner, *A. K. 11-7-19*
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
- Stock file /Spare Copy

