



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Egmore, Chennai - 600 008
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E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No.L2/525/2018

Dated: 14.08.2019

To

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

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-II - conversion of Town Centre (Commercial) site in to Residential purpose comprised in S.No.49 part of Ayapakkam village, Avadi Taluk, Tiruvallur District, Villivakkam Panchayat Union limit - Approved – Reg.

- Ref:
1. Planning Permission Application forwarded by the Commissioner, Villivakkam Panchayat Union @ Ambathur in letter Rc.No.1079/2017/A3 dated 23.03.2018.
 2. The Executive Engineer & Administrative Officer, TNHB, J.J.Nagar Division letter No.S.S/1090/2015 dated 09.04.2018.
 3. The Executive Engineer & Administrative Officer, TNHB, J.J.Nagar Division letter No.S.S/1090/2015 dated 27.08.2018
 4. Minutes of the Technical Committee Meeting held on 20.12.2018.
 5. This office letter even no. dated 02.01.2019 addressed to the Executive Engineer & Administrative Officer, TNHB, J.J.Nagar Division.
 6. The Executive Engineer & Administrative Officer, TNHB, J.J.Nagar Division letter No.S.S/1090/2015 dated 15.04.2019.
 7. This office letter even no. dated 25.04.2019 addressed to the Executive Engineer & Administrative Officer, TNHB, J.J.Nagar Division.
 8. The Executive Engineer & Administrative Officer, TNHB, J.J.Nagar Division letter No.S.S/1090/2015 dated 13.06.2019.
 9. This office letter even no. dated 24.06.2019 addressed to the Executive Engineer & Administrative Officer, TNHB, J.J.Nagar Division.
 10. The E.E & ADO, TNHB, J.J.Nagar Division, Thirumangalam letter No.S.S/1090/2015 dated 05.07.2019.
 11. This office DC Advice letter even No. dated 19.07.2019 addressed to the E.E & ADO, TNHB, J.J.Nagar Division @ Thirumangalam.
 12. The E.E & ADO, TNHB, J.J.Nagar Division letter No.SS/1090/2015 dated 07.08.2019 enclosing receipt of payments.
 13. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 14. 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-II - conversion of Town Centre (Commercial) site in to Residential purpose comprised in S.No.49 part of Ayapakkam village, Avadi Taluk, Tiruvallur District, Villivakkam Panchayat Union limit was examined and the conversion of usage 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 a 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 12nd cited as called for in this office letter 11st cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 25,400/-	B-007044 dated 10.04.2018
DC for land	Rs. 55,000/-	B-0013472 dated 08.08.2019
Layout Preparation charges	Rs. 1,000/-	
Flag Day Fund	Rs. 500/-	2761567 to 2761571 dated 08.08.2019

4. The approved plan is numbered as **PPD/LO. No. (TNHB) G - 05/2019**. Three copies of conversion of usage plan and planning permit **No.12709** 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 13rd & 14th cited.

Yours faithfully,

o/c

 for Principal Secretary/
 Member-Secretary

Encl: 1. 3 copies of conversion of usage plan.

2. Planning permit in duplicate

(with the direction to not to use the logo of CMDA in the conversion of usage plan since the same is registered).

13/8/19

13/08/2019

Copy to:

1. The Executive Engineer & ADO
 Tamil Nadu Housing Board
 J.J.Nagar Division,
 Thirumanagalam,
 Chennai - 600 101.

22/8/19 2. The Deputy Planner,
 Master Plan Division, CMDA, Chennai-8.
 (along with a copy of approved conversion of usage plan).

3. Stock file /Spare Copy

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