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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/9590/2020

Dated: 02.12.2020

To

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
Proposed sub-division of house sites in the land comprised in S.No.371/3
of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam
Panchayat Union limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000187 dated 23.09.2020.
 2. Applicant letter dated 27.10.2020 enclosing revised plan for sub-division of house sites.
 3. This office letter even No. dated 02.11.2020.
 4. Applicant letter dated 03.11.2020.
 5. This office DC Advice letter even No. dated 04.11.2020 addressed to the applicant.
 6. Applicant letter dated 06.11.2020 enclosing the receipt for payments.
 7. This office letter even No. dated 07.11.2020 addressed to the Commissioner, Villivakkam Panchayat Union enclosing a copy of skeleton plan.
 8. The Commissioner, Villivakkam Panchayat Union letter Rc.No.1747/2020/A3 dated 21.11.2020 enclosing a copy of Gift Deed for handing over of Road area registered as Document No.12233/2020 dated 17.11.2020 @ SRO, Ambathur.
 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 sub-division of house sites in the land comprised in S.No.371/3 of Ayapakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit was examined and sub-division 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

V. Jayaram

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 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 5,000/-	C-100893 dated 18.09.2020
Development charge	Rs. 10,000/-	B-0017773 dated 06.11.2020
Layout Preparation charges	Rs. 5,000/-	
OSR Charges (for 13 sq.m. of area)	Rs.60,000/-	0005561 dated 06.11.2020
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No. 118/2020 dated 02.12.2020**. Three copies of sub-division plan and planning permit **No.13880** 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 sub-division.

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 9th & 10th cited.

Yours faithfully,

for Chief Planner, Layout

Encl: 1. 3 copies of sub-division plan.

2. Planning permit in duplicate

(with the direction not to use the logo of CMDA in the sub-division plan since the same is registered).

Copy to: 1. Tmt.V.Jayasri,
No.4/555, 1st Floor,
San Square, Pari Salai,
Mogappair East,
Chennai - 600 037.

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

3. Stock file /Spare Copy

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**Chennai Metropolitan Development Authority
PLANNING PERMIT**

(Sec 49 of T & C. P. Act 1971)

PERMIT No. **13380**
PPD No. 118
Lo. 2020

Date of Permit **62.12.2020**

Tmt. **V. Jayasri**

No. **4/555**, 1st Floor,

Pm Square, Padi Salai

Mysappair East,

Chennai - 600 037

File No. **L1/9590/2020**

Name of Applicant with Address.....

ApU No. **L1/2020/000187**

Date of Application **23.09.2020**

Nature of Development : **Sub-division of Land/Building construction/Change in use of Land/Building**

Site Address **Proposed "Sub-division" of house plot in the land comprised in S.No. 371/3- of Ayapakkam village, Avadi Taluk,**

Division No. **Thiruvallur District Villivakkam**

Panchayat Union Limit.

Development Charge paid Rs **10,000/-** B-0017773
Chaffan No. Date **06.11.2020**

PERMISSION is granted to the **sub-division of land/ building construction/change in use of land/building** according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on _____
the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh Planning Permission application has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

For MEMBER SECRETARY

02/12/2020

08/12/2020
3/5

V. Jayasri

CONDITIONS

- Note - 1. According to Section 79 of the T. & C. P. Act 197 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision or order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated.
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permission having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by a fraudulent manner.

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வில்லிவாக்கம் ஊராட்சி ஒன்றிய ஆணையாளர் அவர்களின் நடவடிக்கைகள்
முன்னிலை திருமதி. மு. இராஜேஸ்வரி

ப.முஎண். 1747/2020/A3

நாள்: 08/12/2020

பொருள்: மனை உட்பிரிவு- திட்ட அனுமதி - வில்லிவாக்கம்
ஊராட்சி ஒன்றியம் - அயப்பாக்கம் ஊராட்சி - சர்வே
எண். 373/1Pt- 8 மனைகளாக உட்பிரிவு செய்து
ஒப்பளிக்கப்பட்டது - இறுதி ஒப்புதல் வழங்குதல் -
சார்ந்து.

- பார்வை: 1. உறுப்பினர்/செயலர், சென்னை பெருநகர வளர்ச்சி
குழுமம், எழும்பூர் சென்னை-8. அவர்களின் கடித
எண். L1/9590/2020 நாள். 02.12.2020
2. CMDA Planning Permit No : 13880 dated: 02.12.2020
3. CMDA PPD/LO No. 118/2020 Dated. 02.12.2020

உத்தரவு:

வில்லிவாக்கம் ஊராட்சி ஒன்றியம், அயப்பாக்கம் ஊராட்சியில்
ச.எண். 371/3-ல் Tmt.V.Jayasri, என்பவருக்கு 8 மனைகளாக உட்பிரிவு செய்து
பார்வையில் காணும் உறுப்பினர் /செயலர் சென்னை பெருநகர வளர்ச்சி
குழுமத்திடமிருந்து ஒப்புதல் அளித்துவரப்பெற்றது. இறுதி ஒப்புதல் அளித்து
உத்தரவிடப்படுகிறது.

இணைப்பு:

- 1) மனைப்பிரிவுவரைபடம் (முன்று)
- 2) CMDA PPD/ LO No : 118/2020 Dated: 02.12.2020
CMDA Planning Permit No : 13880 Dated: 02.12.2020

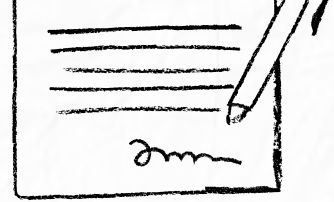
பெறுநர்

Tmt.V.Jayasri
No.4/555, 1st Floor, San Square,
Pari Salai Mogappair East,
Chennai-37.

ஆணையாளர்
வில்லிவாக்கம் ஊராட்சி ஒன்றியம்
(இ) அம்பத்தூர்

8/12/2020

V. Jayasri



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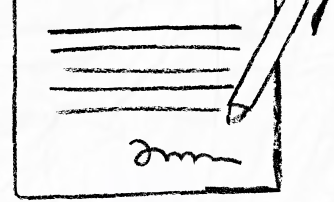
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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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