



**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. L1/6851/2017**

**Dated: 25.04.2019**

To  
**The Commissioner**  
Puzhal Panchayat Union,  
Puzhal, Chennai -600 066.

**Sir,**

**Sub:** CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.No.310/2, 3 & 4 of Vilangadupakkam Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit – Approved - Reg.

- Ref:**
1. PPA for laying out of House sites received in CMDA vide reference APU No.L1/2017/000288 dated 15.05.2017.
  2. This office letter even No. dated 09.06.2017 addressed to the Commissioner, Puzhal Panchayat Union.
  3. This office letter even No. dated 09.06.2017 addressed to the Chief Engineer, PWD, WRD, Chennai Region.
  4. The Block Development Officer, (Village Panchayat) I/c, Puzhal Panchayat Union letter Rc.No.1153/2017/A2 dated 13.07.2017.
  5. Applicant letter dated 25.10.2017 & 26.04.2018.
  6. The Chief Engineer, PWD, WRD, Chennai Region in letter No.DB/T5(3)/F-007596&003249-Inundation-Vilangadupakkam / 2017 dated 11.04.2018.
  7. Applicant letter dated 07.06.2018 & 12.07.2018.
  8. This office DC advice letter even no. dated 19.07.2018 addressed to the applicant.
  9. Applicant letter dated 27.07.2018 enclosing receipt of payments.
  10. This office letter even No. dated 02.08.2018 addressed to the Commissioner, Puzhal Panchayat Union enclosing the Skeleton Plan.
  11. Applicant letter dated 31.07.2018.
  12. This office letter even No.-1, dated 05.09.2018.
  13. This office letter even No.-2 dated 05.09.2018 addressed to the Commissioner, Puzhal Panchayat Union.
  14. Applicant letter dated 29.08.2018 & 10.09.2018.
  15. This office letter even No. dated 04.10.2018 addressed to the Commissioner, Puzhal Panchayat Union enclosing the revised Skeleton Plan.
  16. Applicant letter dated 04.01.2019 & 31.01.2019.
  17. This office letter even No. dated 05.03.2019 addressed to the Commissioner, Puzhal Panchayat Union.
  18. Applicant letter dated 28.03.2019.
  19. The Commissioner, Puzhal Panchayat Union letter Rc.No.1153/2017/A3 dated 02.04.2019 enclosing a copy of Gift deed for Road area registered as Doc.No.2588/2019 dated 19.03.2019 @ SRO, Redhills.
  20. This office letter even No. dated 08.04.2019 addressed to the Commissioner, Puzhal Panchayat Union.
  21. Applicant letter dated 11.04.2019.
  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 1<sup>st</sup> cited for the proposed laying out of house sites in S.No.310/2, 3 & 4 of Vilangadupakkam Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit was examined and 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 9<sup>th</sup> cited as called for in this office letter 8<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 5,700/-	B-004495 dated 15.05.2017
Development charge	Rs. 12,000/-	B-007818 dated 27.07.2018
Layout Preparation charges	Rs. 10,000/-	
Contribution to Flag Day Fund	Rs. 500/-	634963 dated 27.07.2018

4. The approved plan is numbered as **PPD/LO, No. 52/2019**. Three copies of layout plan and planning permit **No.12371** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of all the conditions stipulated by PWD in their letter No.DB/T5(3)/F-007596&003249-Inundation-Vilangadupakkam/2017 dated 11.04.2018 and shall obtain a letter from PWD confirming the compliance of conditions, 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 22<sup>nd</sup> & 23<sup>rd</sup> cited.

Yours faithfully,

for Senior Planner (MSB)

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. Tmt.V.Nirmala Devi,  
W/o. Thiru.K.S.Vivekanandan,  
Aiswaryam D.G.4,  
No.25A, Redhills Road,  
Kolathur,  
Chennai – 600 099.
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. 6<sup>th</sup> cited).
4. Stock file /Spare Copy



Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERMIT No. 12371

PPD No. 52  
Lo 2019

Date of Permit 25/04/2019.

File No L1/6851/2017.

Tmt. V. Nirmala Devi  
w/o, Thiru. K.S. Vivekanandan  
A/Swamyam D.G. 4

Name of Applicant with Address... No. 25A, Redhills Road  
Kolathur, Chennai - 600 099.

Date of Application 15.05.2017.

Nature of Development : Layout/~~Sub-division of Land/Building construction/Charge in use of Land/Building~~

Site Address... Laying out of house sites in  
S.No. 310/2, 3 & 4 of Vilangadupakkam  
village, Ponnur Taluk, Thiruvallur

Division No. District, Puzhal Panchayat Union  
Limit.

Development Charge paid Rs 12,000/- Challan No. B-007818  
Date 27.07.2018

PERMISSION is granted to the layout/~~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

26/04/2019

170  
4119

23

PROCEEDINGS OF THE COMMISSIONER, PUZHAL PANCHAYAT UNION.

PRESENT: TMT.K.MEERA

D.Dis.No.746/2019/A3

Date: 14-10-2019.

Sub : Planning Permission - Puzhal Panchayat Union -  
**Vilangadupakkam** Panchayat- S.No.310/2,3 & 4-  
**Tmt.V.Nirmala Devi**, Vilangadupakkam for lay out of house  
Sites - planning permission - orders issued

Ref : 1) **Tmt.V.Nirmala Devi**, Vilangadupakkam Application  
dated.  
2) The Chief Engineer PWD, WRD Chennai Region in Letter  
No.DB/T5(3)/ F-007596 & 003249- Inundation-  
Vilangadupakkam/2017 Dt.11.04.2018.  
3).GO MS No.112, H & UD Dept. Dt.22.06.2017.  
4).The Secretary (H & UD & TNRERA) Letter No.TNRERA/  
261/ 2017 Dt.09.08.2017  
5). CMDA Letter No.L1/6851/2017 Dt.25.05.2019  
PPD No.52/2019 Dt.25.04.2019.  
6).The Chief Engineer, WRD, PWD Chennai Region, Chepauk,  
Ch-15 Letter No.DB/T5(3)/F- Vilangadupakkam Village-  
I/2019/M/14.06.2019.

\*\*\*\*\*

ORDER:

**Tmt.V.Nirmala Devi**, Vilangadupakkam Panchayat in the application read first above  
has requested Planning Permission for lay out of house Sites only .

With reference to the application 1<sup>st</sup> read above and based on permission obtained  
from statutory authorities read above from serial number 2<sup>nd</sup>, 4<sup>th</sup>, 5<sup>th</sup> & 6<sup>th</sup>, permission is  
accorded to **Tmt.V.Nirmala Devi**, Vilangadupakkam Panchayat, for the construction lay out  
of house Sites only in S.No.310/2,3 & 4, Vilangadupakkam Panchayat under Section 159, 160  
& 161 of Tamil Nadu Panchayat Act, 1994 and Tamil Nadu Panchayat Building rules 1997  
subject to condition below and also the condition specified by the relevant department in  
letter's 2<sup>nd</sup> to 6<sup>th</sup> read above.

The Approved Plans are enclosed herewith.



CONDITIONS

1. This Permission Order will be in force for three years from the date of issue of this order.
2. The construction of building and installation of machineries should be in accordance with the approved plan enclosed with this order without any deviations.
3. The approved plan and order should be kept in the site of the cottage factory building and it should be made available to all the inspecting officers for verification.
4. Any alteration or any modification should be made only with the approval of this office and other related departments.
5. If any deviations or violation of rules and conditions of this order or the conditions of the department concerned or if it is ascertained in future that the planning permission obtained is based either on wrong information furnished by the applicant or by mis-representation of facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner, the planning permission accorded will be cancelled and license suspended without any further notice.

The applicant after the completion of the building should obtained running license under section 159 of Tamil Nadu Panchayat Act 1994 from Vilangadupakkam Village Panchayat.

Encl.: Approved Plan Copies

*[Signature]*  
14/6/19  
COMMISSIONER,  
PUZHAL PANCHAYAT UNION

To,

**Tmt.V.Nirmala Devi,**  
W/o.Thiru.K.S.Vivekanandan,  
Aiswariyam D.G.4,  
No.25A, Redhills Road,  
Kolathur, Chennai-99.

*[Signature]*  
14/6/19

Copy to:

- 1) The Block Development Officer (VP), Puzhal Panchayat Union
  - 2) The President, Vilangadupakkam Panchayat with following.
    1. D.D.No.933084/ 14.06.2019 - Rs.30,000/-
    2. D.D.No.933082/ 14.06.2019 - Rs.5,000/-
    3. D.D.No.933083/ 14.06.2019 - Rs.2,500/-
- obtained from Bank of Baroda, Kolathur, Chennai-600049