



**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. L1/10245/2016**

**Dated: 17.01.2018**

To.

**The Commissioner,**  
Poonamallee Panchayat Union,  
Poonamallee,  
Chennai - 600056

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –  
Layout of house sites for the property comprised in S.No.97/2B of  
Melpakkam Village, Poonamallee Taluk, Thiruvallur District,  
Poonamallee Panchayat Union Limit. – Approved - Reg.

- Ref:
1. Planning Permission Application received in APU No.L1/2016/000449 dated 29.06.2016.
  2. This office letter even no. dated 29.08.2016 addressed to the Chief Engineer, WRD, Chennai Region (PWD).
  3. This office letter even No. dated: 17.10.2016 addressed to the applicant.
  4. C.E, PWD, WRD, Chennai Region letter No. DB/T5 (3)/F - Inundation – Melpakkam /2016/M/19.04.2017.
  5. Applicant letter dated: 07.06.2017.
  6. This office letter even No. dated 30.06.2017 addressed to the SRO Kundrathur.
  7. Letter No. 3/2017 – 35 dated 07.07.2017 received from the Sub Registrar Kundrathur.
  8. This office DC advice letter even no. dated: 11.08.2017 addressed to the applicant.
  9. Applicant letter dated 21.09.2017 enclosing the receipt of payment.
  10. This office letter even no. dated 27.09.2017 addressed to the Commissioner, Poonamallee Panchayat Union.
  11. The Commissioner, Poonamallee Panchayat Union letter R.C No.1902/A3/2017 dated 10.11.2017 enclosing the Gift Deed for Road and Park registered as Doc. 16663/2017 dated 27.11.2017 @ SRO, Kundrathur.
  12. G.O.No.112, H&UD Department dated 22.06.2017.
  13. Secretary (H & UD and TNRERA) Lr. No. TNRERA/ 261/ 2017, dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed <sup>laying out</sup> layout of house sites for the property comprised in S.No.97/2B of Melpakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit was examined and layout plan has been <sup>prepared</sup> revised 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.

3. 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.

4. 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:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 2,500/-	B 001597 dated 28.06.2017
Development charges for land	Rs.5,500/-	B 005631 dated 21.09.2017
Layout Preparation charges	Rs.4,000/-	
OSR Charges (for 95 sq.m)	Rs.2,77,000/-	
Contribution to Flag Day Fund	RS. 500/-	339107 dated 21.09.2017

5. The approved plan is numbered as **PPD/LO. No. 04/2018**. Three copies of layout plan and planning permit **No.11535** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan and the conditions to be complied by the applicant as stipulated by the PWD in the reference 4<sup>th</sup> cited before sanctioning the layout.

7. 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 12<sup>th</sup> & 13<sup>th</sup> cited.

Yours faithfully,

87/12/01/18

17/01/2018

for MEMBER SECRETARY

17/01/2018

Encl: 1. 3 copies of Layout plan.

2. Planning permit in duplicate

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

Copy to:

1 Thiru.S.PawanKumar,

No.230,N.M.Road,  
Avadi,Chennai – 600054.

2. The Deputy Planner,

Master Plan Division, CMDA, Chennai-8.

(along with a copy of approved layout plan).

3. The Chief Engineer,

PWD, WRD, Chennai Region,  
Chepauk, Chennai – 600005.

(along with a copy of approved plan)

4. Stock file /Spare Copy

A. Lashin 30.1.18