



**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)  
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Letter No. L1/10759/2018

Dated: 29.01.2020

To

**The Commissioner,**  
Poonamallee Panchayat Union,  
Poonamallee, Chennai - 56.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed Sub-Division of house sites in the land comprised in S.Nos.33 pt, 35/1 pt & 2 pt, 50/2A2 & 2B1B, 52/1A1 pt, 1A2, 1B1 pt, 1B2 pt & 2A1 pt, 53/1, 2 & 3, 54 pt, 55 pt, 56, 57/1, 2 & 3, 60, 70/2 pt, 72 and 73/1 of Parivakkam village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit - Approved - Reg.

- Ref:
1. Planning Permission Application for sub-division of house sites received in APU No.L1/2018/000118 dated 21.06.2018.
  2. This office letter even No. dated 20.07.2018 addressed to the applicant.
  3. Applicant letter dated 11.08.2018.
  4. This office letter even No. dated 29.08.2018 addressed to the applicant.
  5. Applicant letter dated 11.09.2018.
  6. This office letter even No. dated 28.11.2018 addressed to the applicant.
  7. This office letter No.L1/6993/2018 dated 12.12.2018 addressed to the Partner, M/s.Sukeerti Properties LLP with a copy marked to the Commissioner, Poonamallee Panchayat Union.
  8. Applicant letter dated 08.01.2019 & 25.01.2019.
  9. The CE, WRD, PWD, Chennai Region letter No.DB/T5(3)I - Parivakkam I - III/2018/M dated 25.02.2019.
  10. The Commissioner, Poonamallee Panchayat Union in letter Rc.No.0058/A3/2019 dated 26.04.2019 enclosing a copy of Gift Deed for Road area registered as Doc.No.1160/2019 dated 26.03.2019 @ SRO, Poonamallee.
  11. Applicant letter dated 14.05.2019.
  12. This office letter even No. dated 15.05.2019 addressed to the applicant.
  13. Applicant letter dated 22.05.2019.
  14. Applicant letter dated 30.05.2019 enclosing the No Objection Certificate issued by the Tahsildar, Poonamallee in RC.No.2618/2018/B1 dated 08.11.2018. 27.06.2019
  15. Applicant letter dated 12.06.2019 enclosing revised Sub-division plan.
  16. This office DC Advice letter even No. dated 04.07.2019 addressed to the applicant.
  17. Applicant letter dated 11.07.2019 enclosing receipt of payments.
  18. This office letter even No. dated 15.07.2019 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the skeleton plan.
  19. The Commissioner, Poonamallee Panchayat Union letter Rc.No.2017/2019/A3 dated 14.11.2019 enclosing a copy of Gift deed for Road & Park area registered as Doc.No.3540/2019 dated 01.10.2019 @ SRO, Poonamallee.
  20. Applicant letter dated 22.11.2019.
  21. This office letter even No. dated 06.12.2019 addressed to the applicant.

31/1/2020  
This office Lr. even no. dated 16.08.2018 addressed to the C.E., WRD, Chennai Region (PWD), Chennai - 56.

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- 23 - 23 Applicant letter dated 27.12.2019 & 23.05.2020.
- 24 - 23 G.O.No.512, H&UD Department dated 21.05.2017.
- 25 - 24 Secretary (H & UD and TH&RA) Letter No. TH&RA/ 2017/ 2017, dated 05.05.2017.

The proposal received in the reference 1<sup>st</sup> cited for the proposed subdivision of house sites in S.No.13 pt, 15/1 pt & 2 pt, 10/2A2 & 2B1B, 12/2A1 pt, 1A2, 1B2 pt, 1B2 pt & 2A1 pt, 12/1, 2 & 3, 5A pt, 5B pt, 5A, 57/1, 2 & 3, 40, 70/2 pt, 72 and 73/1 of Pochmalam village, Pochmalam Taluk, Thiruvallur District, Pochmalam Panchayat Union limit was examined and subdivision plan has been prepared to satisfy the Development Regulations requirements and approved.

2. Issuance of Planning Permission by CHDA 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, GR Deed etc., and CPA) furnished by the applicant along with his application to prove the same. Thus, CHDA 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 CHDA is not the competent authority to decide on this matter.

3. The applicant in the reference 16<sup>th</sup> cited has received the following charges / fees as called for in the office letter 14<sup>th</sup> cited:

Description of Charges	Amount	Receipt No. & Date
Surveying fee	Rs.1,00,000/-	2767501 dated 23.05.2018
Development charge for land	Rs.2,00,000/-	
Layout Preparation charge	Rs.5,000/-	8-0012826 dated 09.07.2013
Flag Day Fund	Rs.500/-	2761007 to 2761001 dated 09.07.2013

4. The approved plan is numbered as PFD/LO, No.3/2020 dated 22.01.2020. Three copies of subdivision plan and planning permit No.12765 are sent herewith for further action.

5. You are requested to ensure that road and Park are formed as shown in the approved plan and compliance of the conditions stipulated in the PFD remains in the reference 16<sup>th</sup> cited and also obtain a letter from PWD confirming the compliance of conditions, before surrendering PWD release of the sub-division.

6. The project promoter has to advertise, market, book, sell or offer for sale, of flats/ houses 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 State/ Local Real Estate Regulatory Authority as per the orders in the reference 26<sup>th</sup> & 24<sup>th</sup> & 25<sup>th</sup> cited.

Yours faithfully,

n/c

for Member Secretary

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*[Handwritten signatures and initials in blue ink]*

- Encl: 1. 3 copies of sub-division plan.  
2. 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:
1. M/s.Sukeerthi Properties LLP,  
"Newry Grandeur",  
New No.19, Old No.11,  
B Block, 2<sup>nd</sup> Avenue, Anna Nagar East,  
Chennai - 600 102.
  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. 9<sup>th</sup> cited).
  4. Stock file /Spare Copy
- 21/1/25  
10/11