



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
Web site: www.cmdachennai.gov.in

Letter No. L1/10913/2018

Dated: 02.02.2020

To

The Commissioner

Poonamallee Panchayat Union,
Poonamallee,
Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites, Commercial site (2 Nos.), a School site and a Public Purpose site for the property comprised in S.Nos.36/2A, 2B, 2C & 2D, 47/4, 48/2, 50/2A1, 2B1A, 2B2, 3, 4 & 5, 51/1, 2 & 3, 73/2, 74/2, 84/1A1, 1A2, 1A3, 1B, 2 & 3, 85/1A, 1B, 2, 3A1, 3A2, 3A3, 3B, 5 & 6 and 86/1B & 2 of Parivakkam village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit– Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2018/000116 dated 21.06.2018.
 2. This office letter even No. dated 29.08.2018 addressed to the applicant.
 3. Applicant letter dated 10.09.2018.
 4. Applicant letter dated 09.11.2018 enclosing the original copy of the No Objection Certificate issued by the Tahsildar, Poonamallee Taluk in the Ref.R.C.2618/2018/B1 dated 08.11.2018.
 5. This office letter even No. dated 10.12.2018 addressed to the applicant.
 6. The CE, WRD, PWD, Chennai Region letter No.DB/T5(3)I – Parivakkam I – III/2018/M dated 25.02.2019.
 7. Applicant letter dated 23.07.2019, 24.07.2019 & 05.08.2019.
 8. This office DC Advice letter even No. dated 29.08.2019 addressed to the applicant.
 9. Applicant letter dated 04.09.2019 enclosing the receipts for payments.
 10. This office letter even No.1 dated 12.09.2019 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the Skeleton Plan.
 11. This office letter even No.-2 dated 12.09.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle, West, TANGEDCO enclosing the Skeleton Plan.
 12. The Commissioner, Poonamallee Panchayat Union letter Rc.No.3218/2019/A3 dated 23.11.2019 enclosing the Gift Deed for handing over of Road Area, Park Area and PP site-I registered as Document No.4214/2019 dated 21.11.2019 @ SRO, Poonamallee.
 13. The Superintending Engineer, Chennai Electricity Distribution Circle/South-I, TANGEDCO in letter No.SE/CEDC/S-I/AEE/C/F.Parivakkam/D.1019/2019 dated 27.11.2019 enclosing the Gift Deed for handing over of PP site-2 Area registered as Document No.4278/2019 dated 26.11.2019 @

18/12/2019
சென்னை மெட்ரோபாலிட்டன் டிவலப்மென்ட் ஆதரி

SRO, Poonamallee.

14. Applicant letter dated 26.12.2019 & 05.02.2020.
15. G.O.No.112, H&UD Department dated 22.06.2017.
16. 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 – Laying out of house sites, Commercial site (2 Nos.), a School site and a Public Purpose site for the property comprised in S.Nos.36/2A, 2B, 2C & 2D, 47/4, 48/2, 50/2A1, 2B1A, 2B2, 3, 4 & 5, 51/1, 2 & 3, 73/2, 74/2, 84/1A1, 1A2, 1A3, 1B, 2 & 3, 85/1A, 1B, 2, 3A1, 3A2, 3A3, 3B, 5 & 6 and 86/1B & 2 of Parivakkam village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulation requirements and approved.

TNCD&BA
2019

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 in the reference 9th cited has remitted the following charges / fees as called for in this office letter 8th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.1,32,000/-	B-007504 dated 20.06.2018
Development Charge	Rs.2,65,000/-	B-0013840 dated 03.09.2019
Layout Preparation charge	Rs.70,000/-	
Flag Day Fund	Rs.500/-	2761720 to 2761724 dated 03.09.2019

4. The approved plan is numbered as **PPD/LO. No.14/2020 dated 14.02.2020**. Three copies of layout plan and planning permit **No.12776** 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 letters in the reference 4th & 6th cited and shall obtain a letter from PWD confirming the compliance of conditions, and shifting of Single Pole HT line passing over the site, 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 15th & 16th cited.

Yours faithfully,

for Member Secretary

o/c
13/02/2020

13/02/2020

2/5

- 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. M/s.Newry Clover Properties LLP,
"Newry Grandeur",
New No.19, Old No.11,
B Block, 2nd Avenue, Anna Nagar East,
Chennai - 600 102.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8. *17/2/2020*
(along with a copy of approved layout plan).
3. The Chief Engineer,
Public Works Department,(WRD),
Chennai Region,
Chepauk, Chennai – 600 005. *(along with a copy of approved
layout plan)*
4. The Superintending Engineer,
Chennai Electricity Distribution Circle, ~~West~~ *South -1*
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
~~@ Thirumangalam, Chennai-600 040.~~ *K.K. Nagar, Chennai - 78*
(along with a copy of approved layout plan).
5. Stock file /Spare Copy