

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008

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Letter No. L1/11128/2016

Dated: 21/06.2017

To

1. **The Commissioner**

Poonamallee Panchayat Union

Poonamallee, Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –  
Layout of house sites in S.No.569/8 of Annambedu village  
(Thiruninravur 'B' village as per Patta), Avadi Taluk, Thiruvallur  
District, Poonamallee Panchayat Union limit – Approved - Reg.

- Ref:
1. PPA received from the Commissioner, Poonamallee Panchayat Union vide letter Rc. No. 969/A3/2016 dated 03.06.2016.
  2. This office letter even No. dated 26.07.2016 addressed to the Applicant.
  3. Your letter dated 28.07.2016.
  4. This office letter even No. dated 19.08.2016 & 29.09.2016 addressed to the C.E., WRD, Chennai Region (PWD).
  5. This office letter even No. dated 29.09.2016 addressed to the Applicant.
  6. Applicant Letter dated 03.10.2016 & 10.11.2016.
  7. Letter No. DB / T5(3) / F – Culvert – Annembadu / 2016 dated 07.11.2016 received from the C.E., WRD, Chennai Region (PWD).
  8. This office letter even No. dated 22.12.2016 addressed to the Applicant.
  9. Applicant letter dated 28.12.2016 received on 29.12.2016.
  10. This office DC advice letter even no. dated 31.01.2017 addressed to the applicant.
  11. Applicant letter dated 13.02.2017, enclosing the receipt of the payments.
  12. This office letter even No. dated 15.02.2107 adressed to the Commissioner, Ponnammallee Panchayat Union.
  13. Letter RC. No.969/A3/2016 dated 02.05.2017 received from the Commissioner, Ponnammallee Panchayat Union enclosing the Gift Deed for Road area registered as Doc.No.2609/2017 dated 11.04.2017 @ SRO, Avadi.
  14. Applicant letter dated: 09.05.2017.

15. Taluqdar, Avadi Certificate No. 6192/2016/A3  
dt. 07.09.2016

The proposal received in the reference 1<sup>st</sup> cited for the proposed Layout of house sites in S.No.569/8 of Annambedu village (Thiruninravur 'B' village as per Patta), Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and layout plan has been 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 as called for in this office letter 10<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 6,500/-	B 001871 dated 28.07.2016 ✓
Development charges for land	Rs.12,000/-	B 003564 dated 13.02.2017 ✓
Layout Preparation charges	Rs.9,000/-	
Contribution to Flag Day Fund	RS. 500/-	334705 dated 13.02.2017

5. The approved plan is numbered as **PPD/LO. No.21/2017**. Three copies of layout plan and planning permit **No.9385** 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 7<sup>th</sup> cited before sanctioning the layout.

Yours faithfully,

for MEMBER SECRETARY

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. G.Moorthy,  
Plot No.14, 12<sup>th</sup> Street,  
Sri Ambal Nagar,  
Keelkattalai,  
Chennai – 600117.

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).

4. Stock file /Spare Copy

o/c  
20/06/2017

22/06/2017

20/06/2017

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R. Anthesan  
27/6/17 →