



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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Web site: www.cmdachennai.gov.in

Letter No. L1/11246/2020

Dated: .12.2020

To
The Commissioner
Poonamallee Panchayat Union,
Poonamallee,
Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in the land comprised in S.No.3/3B4 & 3/8A of Melpakkam 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.L1/2020/000220 dated 22.10.2020.
 2. Applicant letter dated 29.10.2020.
 3. This office letter even No. dated 06.11.2020 addressed to the Applicant.
 4. Applicant letter dated 09.11.2020.
 5. This office DC Advice letter even No. dated 19.11.2020 addressed to the applicant.
 6. Applicant letter dated 20.11.2020 enclosing the receipts for payments.
 7. This office letter even No. dated 23.11.2020 addressed to the Commissioner, Poonamallee Panchayat Union enclosing a skeleton plan.
 8. The Commissioner, Poonamallee Panchayat Union letter Rc.No.3705/A3/2020 dated 04.12.2020 enclosing the Gift Deed for handing over of Road area and PP sites (1 & 2) registered as Doc.No.15709/2020 dated 02.12.2020 @ SRO, Kundrathur.
 9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 10. The 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 in the land comprised in S.No.3/3B4 & 3/8A of Melpakkam village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development & Building Rules, 2019 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 in the reference 6th cited has remitted the following charges / fees as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3,500/- ✓	B-0017635 dated 22.10.2020 ✓
Development charge	Rs.7,000/- ✓	B-0017905 dated 20.11.2020 ✓
Layout Preparation charge	Rs.5,000/- ✓	
Regularization charge for land	Rs.3,000/- ✓	
Flag Day Fund	Rs. 500/- ✓	0005578 dated 20.11.2020 ✓

4. The approved plan is numbered as **PPD/LO. No.125/2020 dated ...15.12.2020**. Three copies of sub-division plan and planning permit **No.13888** are sent herewith for further action.

5. 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 9th & 10th cited.

Yours faithfully,

o/c
15/12/20
for Chief Planner, Layout
15/12/2020
15/12/2020
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. Thiru.G.Mohan,
Door No.14-A, Dharmaraja Kovil Street,
Kamarajar Nagar, Paruthipattu,
Chennai – 600 071.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
MB
07/12/2021
3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
@ Thirumangalam, Chennai-600 040.
(along with a copy of approved layout plan).
4. Stock file /Spare Copy ✓