



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.L1/11388/2020

Dated: 22.09.2021

To

The Commissioner,

Poonamallee Panchayat Union,
Poonamallee, Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of Public Purpose Plot site into 12 plots with continuing Nos.111 to 120 and Re-designation of part of convenience shop site for provision of 1% of Public Purpose site lying in CMDA Approved Layout PPD/LO No.82/2018 dated 12.12.2018 comprised in S.No.264 part & 267 part of Parivakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

- Ref:
1. Layout of house sites approved vide PPD/LO No.82/2018 in letter No.L1/8541/2018-1 dated 12.12.2018.
 2. Planning Permission Application for sub-division of house sites received vide APU No.L1/2020/000228 dated 27.10.2020.
 3. Applicant letter dated 02.12.2020 enclosing revised sub-division plan.
 4. This office letter even No. dated 16.12.2020 addressed to the applicant.
 5. Applicant letter dated 25.02.2021 enclosing revised layout plan.
 6. Applicant letter dated 25.03.2021 received on 29.03.2021.
 7. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 8. This office DC Advice letter even No. dated 20.04.2021 addressed to the applicant.
 9. Applicant letter dated 26.04.2021 enclosing the receipt for payments.
 10. This office letter even No. dated 05.05.2021 addressed to the applicant enclosing a copy of skeleton plan.
 11. Applicant letter dated 03.08.2021 enclosing the Gift Deed duly signed by the Donor.
 12. This office letter even No. dated 03.09.2021 addressed to the Sub-Registrar, Poonamallee enclosing original Gift Deed.
 13. Applicant letter dated 09.09.2021 enclosing a copy of Gift deed for Road area, PP-1 & 2 registered as Doc.No.4376/2021 dated 08.09.2021 @ SRO, Poonamallee.
 14. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 15. 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 Public Purpose Plot site into 12 plots with continuing Nos.111 to 120 and Re-designation of part of convenience shop site for provision of 1% of Public Purpose site lying in CMDA Approved Layout PPD/LO No.82/2018 dated 12.12.2018 comprised in S.No.264 part & 267 part of Parivakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development and 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 has remitted the following charges / fees in the reference 9th cited as called for in this office letter 8th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee (Rs.2745 + Rs.2750)	Rs.5495/-	B-0017548 dated 12.10.2020 & B-0018668 dated 25.02.2021
Layout Preparation charges	Rs.6,000/-	B-0019103 dated 26.04.2021
Contribution to Flag Day Fund	Rs.500/-	14034 dated 26.04.2021

4. The approved plan is numbered as **PPD/LO. No.141/2021 dated .09.2021**. Three copies of layout plan and planning permit **No.14250** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan, 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 14th & 15th cited.

7. The original Gift Deed registered as Doc.No.4376/2021 dated 08.09.2021 @ SRO, Poonamallee, as in the reference 13th cited is also enclosed herewith as per the provision made in the G.O. in the reference 7th cited.

o/c

Yours faithfully,

[Signature]
for Senior Planner, Layout

- Encl: 1. 3 copies of layout plan.
2. Planning permit in duplicate
(with the direction not to use the logo of CMDA in the layout plan since the same is registered).
3. Original Gift Deed Doc.No.4376/2021 dated 08.09.2021 @ SRO, Poonamallee.

[Signature]
22/09/21

[Signature]
22/09/2021

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Copy to: 1. M/s.Romaa Housing, a unit of Raymix Concrete Pvt. Ltd., rep. by its Director Thiru.R.Antony Francis, AGR Towers, 1/107, Poonamallee High Road, Nerkundram, Chennai - 600 107.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. The Superintending Engineer,
Chennai Electricity Distribution Circle, (South-II).
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai-600 078..
(along with a copy of approved layout plan).

4. Stock file /Spare Copy.

