



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

Letter No. L1/1182/2020

Dated: 26/03/2021

To

The Commissioner

Poonamallee Panchayat Union,
Poonamallee,
Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in the land comprised in S.No.85/1A1 & 1A2 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.L1/2020/000016 dated 23.01.2020.
 2. This office letter even No. dated 20.03.2020 addressed to the CE, PWD, WRD, Chennai Region.
 3. This office letter even No. dated 05.06.2020 addressed to the Sub-Registrar, Kundrathur.
 4. The Sub-Registrar, Kundrathur letter No.01/2020 dated 09.06.2020.
 5. This office DC Advice letter even No. dated 11.06.2020 addressed to the applicant.
 6. Applicant letter dated 16.06.2020 enclosing the receipts for payments.
 7. This office letter even No. dated 22.06.2020 addressed to the Commissioner, Poonamallee Panchayat Union enclosing a skeleton plan.
 8. The Commissioner, Poonamallee Panchayat Union letter Rc.No.1058/A3/2020 dated 25.08.2020 enclosing the Gift Deed for handing over of Road area and PP-1 & PP-2 site registered as Doc. No.7889/2020 dated 18.08.2020 @ SRO, Kundrathur.
 9. The CE, PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I-Melpakkam Village-II/2021/M dated 05.03.2021.
 10. Applicant letter dated 22.03.2021.
 11. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 12. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/ 2017, dated 09.08.2017.



This office letter even No. 10 dated 02.09.2020 addressed to the applicant

The proposal received in the reference 1st cited for the proposed laying out of house sites in the land comprised in S.No.85/1A1 & 1A2 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.3,700/- ✓	B-0015595 dated 22.01.2020 ✓
Development Charge	Rs.10,000/- ✓	B-0016564 dated 16.06.2020 ✓
Layout Preparation charge	Rs.6,000/- ✓	
OSR Charge (for 83 sq.m.)	Rs.13,45,000/- ✓	0005274 dated 16.06.2020 ✓
Flag Day Fund	Rs. 500/- ✓	

4. The approved plan is numbered as **PPD/LO. No.51/2021 dated 26 .03.2021**. Three copies of layout plan and planning permit **No.14058** are sent herewith for further action.

5. You are also requested to ensure that roads are formed as shown in the plan before sanctioning and release of the layout.

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 11th & 12th cited.

Yours faithfully,

o/c

26/3/21

for Chief Planner, Layout

25/03/2021

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.VGN Homes Pvt. Ltd., represented by its Director
Thiru.B.R.Nandakumar
GPA on behalf of 1.V.N.Devadoss &
2. M/s. Shivani Constructions,
No.333, Poonamallee High Road,
Aminjikarai, Chennai – 600 029.

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

05/04/2021

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