



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.L1/12558/2020

Dated: 26.03.2021

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Laying out of house sites in the land comprised in S.No.297/52 of
Kannapalayam 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. L1/2020/000264 dated 20.11.2020.
 2. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 3. This office DC Advice letter even No. dated 04.01.2021 addressed to Tmt.Mridula Jain.
 4. Tmt.Mridula Jain, GPA (for ex-land owner) letter dated 10.02.2021 enclosing the receipt for payments.
 5. Applicant (R.Saravananaraj, GPA for present land owners) letter dated 10.02.2021.
 6. This office letter even No. dated 19.02.2021 addressed to the Applicant enclosing the skeleton plan.
 7. Applicant letter dated 01.03.2021 enclosing the Gift Deed duly signed by the Donor.
 8. This office letter even No. dated 04.03.2021 addressed to the Sub-Registrar, Redhills. *Kundrathur*
 9. Applicant letter dated 22.03.2021 enclosing the Gift deed for Road space and PP-1 & 2 sites registered as Doc.No.5401/2021 dated 11.03.2021 @ SRO, Kundrathur.
 10. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 11. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for laying out of house sites in the land comprised in S.No.297/52 of Kannapalayam village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and the 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 4th cited as called for in this office letter 3rd cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.5,000/- ✓	B-0017921 dated 20.11.2020 ✓
Development charge	Rs.12,000/- ✓	B-0018457 dated 29.01.2021 ✓
Layout Preparation charge	Rs.10,000/- ✓	
Contribution to Flag Day Fund	Rs.500/- ✓	

4. The approved plan is numbered as **PPD/LO. No.50/2021 dated 26.03.2021**. Three copies of layout plan and planning permit **No.14057** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the 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 10th & 11th cited.

7. The original Gift Deed registered as Doc.No.5401/2021 dated 11.03.2021 @ SRO, Kundrathur as in the reference 9th cited is also enclosed herewith as per the provision made in the G.O. in the reference 2nd cited.

Yours faithfully,

o/c *Hg* *26/3/21*

for Chief Planner, Layout

2/5

25/03/2021 *25/03/2021*

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.5401/2021 dated 11.03.2021 @ SRO, Kundrathur

Copy to: 1. Thiru.R.Saravananaraj, GPA on behalf of Tmt.S.Bhavani & Tmt.S.Vidhya, No.48, Raja Agraharam Street, Poonamallee, Chennai – 600 056.

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, Anna Nagar, Chennai - 600 040. (along with a copy of approved layout plan).

4. Stock file /Spare Copy.