



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

13.05

Letter No. L1/12787/2019

Dated: .03.2020

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 site comprised in S.No.568/3 of Annambedu Village (Hamlet of Thirunindravur 'B' village), Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

- Ref:**
1. PPA for laying out of house sites received in CMDA vide Ref. APU No.L1/2019/000174 dated 30.07.2019.
 2. This office letter even No. dated 07.08.2019 addressed to the C.E., PWD, WRD, Chennai Region.
 3. This office letter even No. dated 04.09.2019 addressed to the Applicant.
 4. Applicant letter dated 13.09.2019 enclosing receipt for payment of scrutiny fee.
 5. This office letter even No. dated 27.09.2019 addressed to the Sub-Registrar, Avadi.
 6. The Sub-Registrar, Avadi letter No.930(1)/2019 dated 23.09.2019 received on 04.10.2019.
 7. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Annambedu Village – I & C /2019/M dated 10.10.2019.
 8. This office DC advice letter dated 10.10.2019 addressed to the applicant.
 9. Applicant letter dated 16.10.2019 enclosing the receipts for payments.
 10. This office letter even No.1 dated 31.10.2019 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the Skeleton Plan.
 11. This office letter even No.-2 dated 31.10.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO enclosing the Skeleton Plan.
 12. The Commissioner, Poonamallee Panchayat Union letter R.C.No.3579/2019/A3 dated 06.01.2020 enclosing the Gift Deed for handing over of Road and PP-1 site registered as Doc.No.17575/2019 dated 13.12.2019 @ SRO, Avadi.
 13. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO in letter No. SE / CEDC / CGL / AEE / GL / AE / F. Land / D.No.2179 / 19-20 dated 05.03.2020 enclosing the Gift Deed for handing over of PP-2 site registered as Doc.No.2806/2020 dated 02.03.2020 @ SRO, Avadi.
 14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 15. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

28/5/2020

சென்னை மெட்ரோபாலிட்டன் டிவலப்மென்ட் ஆதரி



The proposal received in the reference 1st cited for the proposed laying out of house site comprised in S.No.568/3 of Annambedu Village (Hamlet of Thirunindravur 'B' village), Avadi 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 in the reference 9th cited has remitted the following charges / fees as called for in this office letter 8th cited:

| Description of charges | Amount | Receipt No. & Date |
|----------------------------|---------------|---|
| Scrutiny fee | Rs.14,042/- | B-0013255 dated 29.07.2019 & B-0014004 dated 13.09.2019 |
| Development Charge | Rs.30,000/- | B-0014426 dated 16.10.2019 |
| Layout Preparation charge | Rs.23,000/- | |
| OSR Charge (for 315 sq.m.) | Rs.9,12,000/- | |
| Flag Day Fund | Rs.500/- | 649839 dated 16.10.2019 |

4. The approved plan is numbered as **PPD/LO. No.32/2020 dated 13.03.2020**. Three copies of layout plan and planning permit **No.12794** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 7th cited and shall obtain a letter from PWD confirming the compliance of conditions, 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.

Yours faithfully,

O/c
for Member-Secretary

ds
13/05/2020

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. M/s.Urban Tree Housing Projects LLP, ~~GSA~~,
6th Floor, Good Shepherd Square,
No.86, Kodambakkam High Road,
Nungambakkam,
Chennai-600 034.
 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 for
monitoring the compliance of the conditions
stipulated in the NOC in ref. 7th cited).
 4. The Superintending Engineer,
Chengalpattu Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130, GST Road (opposite to New Bus Stand),
Chengalpattu – 603 001.
(along with a copy of approved layout plan).
 5. Stock file /Spare Copy

