



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
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Letter No. L1/12885/2019

Dated: 19.09.2019

To  
**The Commissioner**  
Poonamallee Panchayat Union.  
Poonamallee, Chennai – 600056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.No.440/3A of Thiruninravur 'B' village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit.– Approved - Reg.

- Ref:
1. The Layout proposal received in CMDA vide APU No. L1/2019/000173 dated 31.07.2019.
  2. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I & C-Thiruninravur-B/2018 dated 26.06.2018.
  3. This office DC Advice letter even No. dated 20.08.2019 addressed to the applicant. *Nil received on*
  4. Applicant letter dated 28.08.2019 enclosing the receipts for payments. *and other particulars*
  - ~~5. Applicant letter dated Nil received on 28.08.2019.~~
  5. This office letter even No.-1 dated 29.08.2019 addressed to the Commissioner Poonamallee Panchayat Union.
  6. This office letter even No.-2 dated 29.08.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO enclosing the Skeleton plan.
  7. The Commissioner, Poonamallee Panchayat Union letter Rc.No.2398/2019/A3 dated 12.09.2019 enclosing the Gift Deed for handing over of Road area & PP site registered as Doc.No.12932/2019 dated 09.09.2019 @ SRO, Avadi.
  8. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO in letter No.SE / CEDC / CGL / AEE / GL/ CHD/ F.Land / D.No.690 /19 dated 12.09.2019 enclosing the Gift Deed for handing over of PP site registered as Doc. No.12926/2019 dated 09.09.2019 @ SRO, Avadi.
  - 9 10. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  - 10 11. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites in S.No.440/3A of Thiruninravur '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 & 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.



3. 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.

4. The applicant has remitted the following charges / fees in the reference 4<sup>th</sup> cited as called for in this office letter 3<sup>rd</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 3,780/-	B 0013289 dated 31.07.2019
Development charges for land	Rs.10,000/-	B 0013670 dated 21.08.2019
Layout Preparation charges	Rs. 6,000/-	
Contribution to Flag Day Fund	Rs. 500/-	2761642 to 2761646 dated 21.08.2019

5. The approved plan is numbered as **PPD/LO. No. 102/2019** dated **19.09.2019**. Three copies of layout plan and planning permit **No.12724** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan and compliance of all the conditions stipulated by PWD in their letter No.DB/T5(3)/F-I & C-Thiruninravur-B/2018 dated 26.06.2018 and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout.

7. 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 9<sup>th</sup> & 10<sup>th</sup> cited.

Yours faithfully,

o/c

19/9/19

for Chief Planner, MSB/Layout

19/9/19

19/09/2019

- 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. Tmt.V.Gajalakshmi,  
No.404-A, 6<sup>th</sup> Main Road,  
Gomathipuram, Thiruninravur,  
Chennai – 602 024.
  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. 2<sup>nd</sup> 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.

A.I.S.  
19/9/19

