

**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.inWeb site: www.cmdachennai.gov.in**Letter No. L1/13199/2020****Dated: 7.07.2021**

To

The CommissionerPuzhal Panchayat Union,
Puzhal, Chennai – 600 066.**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out for the property comprised in S.No.72/5 of Sendrambakkam Village, (Ariyalur Village as per Revenue record) Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit – Approved – Reg.

- Ref:
1. PPA for laying out of house sites received in APU No.L1/2020/000278 dated 07.12.2020.
 2. This office letter even No.-1 dated 18.12.2020 addressed to the Commissioner, Puzhal Panchayat Union.
 3. This office letter even No.-2 dated 18.12.2020 addressed to the CE., PWD, WRD, Chennai Region.
 4. The Block Development Officer (B.P.), Puzhal Panchayat Union letter Rc.No.2208/2020/A3 dated 30.12.2020.
 5. This office letter even No. dated 06.01.2021 addressed to the applicant.
 6. The CE., PWD, WRD, Chennai Region letter No. DB / T 5(3) / F – I – Sendrambakkam - Village – II /2020 / M dated 28.12.2020.
 7. Applicant letter dated 12.01.2021.
 8. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 9. This office DC Advice letter even No. dated 05.02.2021 addressed to the applicant.
 10. Applicant letter dated 01.03.2021 enclosing the receipt for payments.
 11. This office letter even No. dated 05.03.2021 addressed to the applicant enclosing the skeleton plan.
 12. Applicant letter dated 29.03.2021 enclosing the Gift Deed duly signed by the Donor.
 13. This office letter even No. dated 26.04.2021 addressed to the Sub-Registrar, Redhills enclosing original Gift Deed.
 14. Applicant letter dated 30.04.2021 enclosing a copy of Gift deed for Road area and PP-1 & 2 sites registered as Doc.No.5691/2021 dated 30.04.2021 @ SRO, Redhills.
 15. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 16. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1st cited for the proposed laying out of house sites in the land comprised in S.No.72/5 of Sendrambakkam Village, Ponneri Taluk, Thiruvallur District, Puzhal 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 10th cited as called for in this office letter 9th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.9,000/-	B-0018036 dated 04.12.2020
Development charge	Rs.22,000/-	B-0018687 dated 01.03.2021
Layout Preparation charges	Rs.15,000/-	
OSR charges (for 106 sq.m)	Rs.1,20,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No. 94 /2021 dated 7.07.2021**. Three copies of layout plan and planning permit **No. 14202** 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 15th & 16th cited.

7. The original Gift Deed registered as Doc.No.5691/2021 dated 30.04.2021 @ SRO, Redhills as in the reference 14th cited is also enclosed herewith as per the provision made in the G.O.in the reference 8th cited.

O/c

Yours faithfully,

for Chief 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 Doc.No.5691/2021 dated 30.04.2021 @ SRO, Redhills.

Copy to: 1. Thiru.A.Manigandan, GPA
On behalf of Thiru.D.Munusamy,
No.132, 4th Street, Nethaji Nagar,
Tondiarpet, Chennai – 600 081.

2. The Deputy Planner, — Mle
Master Plan Division, 13/7/2021
CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. The Superintending Engineer,
Chennai Electricity Distributuion Circle, (South-I),
Tamil Nadu Generation of Electricity and Distribution
Corporation (TANGEDCO),
K.K.Nagar, Chennai 600 078.

4. Stock file / spare copy.

