



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. L1/13593/2020

Dated: 15.03.2021

To

The Commissioner

Poonamallee Panchayat Union,
Poonamallee, Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed layout of Public purpose plot Nos.I, II & III into house sites lying in an approved layout sanctioned by CMDA vide PPD/LO.No.120/2019 dated 01.11.2019 comprised in S.Nos.30/1B part, 30/3 part & 31 part of Nemam-B Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit– Approved - Reg.

- Ref:
1. Layout of house sites approved vide PPD/Lo.No.120/2019 letter No.L1/8700/2017 dated 01.11.2019.
 2. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000288 dated 14.12.2020.
 3. This office letter even No. dated 06.01.2021 addressed to the applicant.
 4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 5. This office DC Advice letter even No. dated 22.01.2021 addressed to the applicant.
 6. Applicant letter dated 04.02.2021 enclosing the receipt for payments.
 7. This office letter even No. dated 15.02.2021 addressed to the Applicant enclosing the skeleton plan.
 8. Applicant letter dated 26.02.2021 enclosing the Gift Deed for registration.
 9. This office letter even No. dated 01.03.2021 addressed to the Sub-Registrar, Avadi enclosing the Gift Deed for registration.
 10. Applicant letter dated 04.03.2021 enclosing a copy of Gift deed for Public Purpose – 1 & 2 site registered as Doc.No.3943/2021 dated 04.03.2021 @ SRO, Avadi.
 11. This office letter even No. dated 08.03.2021 addressed to the Applicant.
 12. Applicant letter dated 09.03.2021.
 13. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 14. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

17/3/21
DISPATCHED

The proposal received in the reference 1st cited for the proposed layout of Public purpose plot Nos.I, II & III into house sites lying in an approved layout sanctioned by CMDA vide PPD/LO.No.120/2019 dated 01.11.2019 comprised in S.Nos.30/1B part, 30/3 part & 31 part of Nemam-B 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 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.4,000/-	B-0018102 dated 11.12.2020
Layout Preparation charge	Rs.9,000/-	B-0018495 dated 05.02.2021
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.38/2021 dated 15.03.2021**. Three copies of layout plan and planning permit **No.14045** are sent herewith for further action.

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 13th & 14th cited.

6. The original Gift Deed registered as Doc.No.3943/2021 dated 04.03.2021 @ SRO, Avadi as in the reference 8th cited is also enclosed herewith as per the provision made in the G.O. in the reference 204/21 cited.

Yours faithfully,

o/c
for Chief Planner, Layout

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).
3. Original Gift Deed Doc.No.3943/2021 dated 04.03.2021 @ SRO, Avadi.

Copy to: 1. M/s.Nemi Estates,
Rep. by Managing Director Thiru.M.Vijay Surana,
No.2, Aravamuthu Garden Street,
Egmore, Chennai - 600 008.

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

3. The Superintending Engineer,
Chennai Electricity Distribution Circle South-I,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai - 600 078.
(along with a copy of approved layout plan).

4. Stock file /Spare Copy