



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. L1/14407/2018

Dated: 07.02.2019

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Layout of house sites for the property comprised in S.No.85/1A1A,
1A1B, 1A1C, 1B & 4 of Sorancheri - A 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. L1/2018/000178 dated 03.08.2018.
 2. This office letter even No. dated 04.09.2018 addressed to the CE, PWD, WRD, Chennai Region.
 3. This office letter even No dated 04.10.2018 addressed to the applicant.
 4. Applicant letter dated 26.09.2018 & 23.10.2018.
 5. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)F-Sorancheri-A-II/2018/M dated 02.11.2018.
 6. This office letter even No. dated 16.11.2018 addressed to the Sub-Registrar, Avadi.
 7. The Sub-Registrar, Avadi letter No.1141/2018 DATED 23.11.2018.
 8. This office DC advice letter even No. dated 03.12.2018 addressed to the applicant.
 9. Applicant letter dated Nil received on 02.01.2019 enclosing the receipt for payments.
 10. This office letter even no. dated 04.01.2019 addressed to the Commissioner, Poonamallee Panchayat Union.
 11. The Commissioner, Poonamallee Panchayat Union letter RC.No.0060/A3/2019 dated 25.01.2019 enclosing the copy of Gift Deed for road area registered as Doc. No.814/2019 dated 25.01.2019 @ SRO, Avadi.
 12. Applicant letter dated 28.01.2019.
 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.

The proposal received in the reference 1st cited for the Layout of house sites for the property comprised in S.No.85/1A1A, 1A1B, 1A1C, 1B & 4 of Sorancheri - A village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulation 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 9th cited as called for in this office letter 8th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.6,00/- 6,900/-	B 007843 dated 01.08.2018 ✓
Development charges for land	Rs.14,500/- ✓	B 008756 dated 02.01.2019 ✓
OSR Charges (for an area of 150 sq.m.)	Rs.13,00,000/- ✓	
Layout Preparation charges	Rs. 10,000/- ✓	
Contribution to Flag Day Fund	RS. 500/- ✓	2568979 to 2568983 dated 02.01.2019

5. The approved plan is numbered as **PPD/LO. No. 19/2019**. Three copies of layout plan and planning permit **No. 12336** 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-Sorancheri-A-II/2018/M dated 02.11.2018 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 13th & 14th cited.

Yours faithfully,

o/c

11/2/19

for Principal Secretary /
Member Secretary

11/2/19

11/02/2019

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. Thiru.K.Ethiraj & Thiru.D.V.Pratap (GPOA),
No.13/42, Mount Poonamallee Road,
Kattupakkam,
Chennai – 600056.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved sub-division 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. 5th cited).
4. Stock file /Spare Copy

11-2-19

