



Letter No. L1/1486/2018

Dated: 16.08.2018

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. 435/ 7A of Thiruniravur 'B' village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit – Approved - Reg.

- Ref:
1. PPA received in APU No. L1/ 2018/ 000011 dated 22.01.2018.
 2. Applicant letter dated 26.06.2018.
 3. This office letter even No. dated 05.04.2018 addressed to the applicant.
 4. This office letter even No. dated 05.04.2018 addressed to the C E., PWD,(WRD) Chennai Region.
 5. Applicant letter dated 10.04.2018 and 19.04.2018.
 6. This Office DC advice letter even No. dated 30.05.2018 addressed to the applicant.
 7. Applicant letter dated 01.06.2018 enclosing the receipt of payments.
 8. This office letter even no. dated 08.06.2018 addressed to the Commissioner Poonamallee Panchayat Union.
 9. Chief Engineer, PWD, (WRD) Chennai Region in letter No. DB/T5 (3)/F-I & C- Thiruniravur – B/2018 dated 26.06.2018.
 10. The Commissioner Poonamallee Panchayat Union letter R.c. No. 2544/A3/2018 dated 06.07.2018 enclosing the Gift Deed registered as Doc. No. 6529/2018 dated 20.06.2018 @ SRO, Avadi.
 11. G.O.No.112, H&UD Department dated 22.06.2017.
 12. Secretary (H & UD and TNRERA) Lr. No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed laying out of house sites in S.No. 435/ 7A of Thiruniravur 'B' village, Avadi 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 7th cited as called for in this office letter 6th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.3,000/-	B 006458 dated 22.01.2018
Development charges for land	Rs.6,000/-	B 007376 dated 01.06.2018
Layout Preparation charges	Rs.4,000/-	
Contribution to Flag Day Fund	RS. 500/-	634793 dated 01.06.2018

5. The approved plan is numbered as **PPD/LO. No. 53/2018**, Three copies of layout plan and planning permit **No.11584** are sent herewith for further action. *at. 16/08/2018.*

6. You are requested to ensure that roads are formed as shown in the plan, before sanctioning 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 11th & 12th cited.

Yours faithfully,

09/08/2018
16/08/18
for Principal Secretary /
Member Secretary *2/3*

- 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.S.M.K Enterprises,
Represented by its partner Thiru.M.Rajkumar Jain,
No.99,Mount – Poonamallee Road,
Porur,Chennai – 600116.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan). *→ 28/2/18*

4. Stock file /Spare Copy

3. The Chief Engineer,
PWD, WRD, Chennai Region,
Chennai, Chennai - 600002

(along with a copy of approved layout plan for monitoring the compliance of the conditions in the PWD NOG).