



**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](mailto:mcmda@tn.gov.in)  
 Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. L1/15231/2016**

**Dated: 12.06.2018**

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

Sir,

**Sub:** CMDA - Area Plans Unit - Layout Division - Planning Permission –  
 Layout of house sites in S.No.29/1A, 1B, 3B part, 3C1A, 3C1B &  
 3C2 of Goparasanallur Village, Poonamallee Taluk, Tiruvallur  
 District, Poonamallee Panchayat Union limit – Approved - Reg.

**Ref:**

1. PPA received in CMDA vide APU No. L1/2016/000693 dated 30.09.2016.
2. Applicant letter dated 22.02.2017.
3. This office letter even No. dated 06.04.2017 addressed to the Managing Director, CMWSSB.
4. The Chief Engineer, (O&M) II letter No. CMWSSB/O&M II/WT&T/530 MLD/NOC/2018 dated 04.01.2018.
5. This office DC advice letter even No. dated 07.03.2018 addressed to the applicant.
6. Applicant letter dated 12.03.2018 enclosing the receipts for payments.
7. This office letter even No. dated 16.03.2018 addressed to the Commissioner, Poonamallee Panchayat Union.
8. The Commissioner, Poonamallee Panchayat Union letter Rc.No.1054/A3/2018 dated 27.04.2018 enclosing the Gift Deed for Road registered as Document No.4804/2018 dated 20.04.2018 @ SRO, Kundrathur.
9. Applicant letter dated 07.05.2018.
10. G.O.No.112, H&UD Department dated 22.06.2017.
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.29/1A, 1B, 3B part, 3C1A, 3C1B & 3C2 of Goparasanallur Village, Poonamallee Taluk, Tiruvallur 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.

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 6<sup>th</sup> cited as called for in this office letter 5<sup>rd</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 7,000/-	B-002407 dated 28.09.2016
Development Charge for land	Rs. 12,000/-	B-06882 dated 12.03.2018
Layout Preparation charges	Rs. 8,000/-	
Regularization Charge for land	Rs. 1,17,000/-	634572, dated 12.03.2018
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No.40/2018**. Three copies of layout plan and planning permit **No.11571** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and also to ensure compliance of all the conditions stipulated by CMWSSB in the reference 4<sup>th</sup> cited before sanctioning 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 10<sup>th</sup> & 11<sup>th</sup> cited.

Yours faithfully,

  
for Principal Secretary /  
Member Secretary


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.Sugali Enterprises Pvt. Ltd.,  
rep. by its Director Thiru.K.Rakesh Kumar  
(PoA on behalf of Tmt.J.Renuga & 3 others),  
No.115, Arcot Road, Virugambakkam,  
Chennai – 600 092.

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

3. The Managing Director,  
CMWSSB,  
No.1, Pumping Station Road,  
Chindadripet, Chennai – 02.  
(along with a copy of approved layout plan).

4. Stock file /Spare Copy

  
13/06/18