



**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.in](mailto:mscmda@tn.gov.in)  
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**Letter No. L1/15278/2018-1**

**Dated: 02.02.2019**

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.11/1C2B &  
2A2 of Meppur 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.L1/2018/000193 on 14.08.2018.
  2. This office letter even No. dated 27.09.2018 addressed to the CE, PWD, WRD, Chennai Region.
  3. Applicant letter dated 10.10.2018.
  4. This office DC advice letter even no. dated 19.11.2018 addressed to the applicant.
  5. Applicant letter dated 22.11.2018 enclosing receipt of payments.
  6. Applicant letter dated 28.11.2018.
  7. This office letter even no. dated 30.11.2018 addressed to the Commissioner, Poonamallee Panchayat Union.
  8. The Commissioner, Poonamallee Panchayat Union letter RC.No. 4942/2018/A3 dated 21.12.2018 enclosing the copy of Gift Deed for road and park area registered as Doc. No.18820/2018 dated 13.12.2018 @ SRO, Kundrathur.
  9. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Inundation-Meppur/2018/M dated 31.12.2018.
  10. G.O.Ms.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 Layout of house sites for the property comprised in S.No.11/1C2B & 2A2 of Meppur 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 5<sup>th</sup> cited as called for in this office letter 4<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.25,000/-	B 007921 dated 13.08.2018
Development charges for land	Rs.49,000/-	B 008497 dated 22.11.2018
Layout Preparation charges	Rs.23,500/-	
Contribution to Flag Day Fund	RS. 500/-	2568479 to 2568483 dated 22.11.2018

5. The approved plan is numbered as **PPD/LO. No. 17/2019**. Three copies of layout plan and planning permit **No. 12334** 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-Inundation-Meppur/2018/M dated 31.12.2018 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 10<sup>th</sup> & 11<sup>th</sup> cited.

Yours faithfully,

*[Handwritten Signature]*

for Principal Secretary /  
Member Secretary

*o/c*  
*[Handwritten Signature]*  
4/2/19

*[Handwritten Signature]*  
04/02/2019

2/6

- Encl:
- 3 copies of layout plan.
  - 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:

- The Managing Director,  
M/s.Sri Ambal Promoters Private Limited (GPA),  
No.152, Sivan Koil Street,  
Kodambakkam,  
Chennai – 600024.
- The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved sub-division plan).
- 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. 9<sup>th</sup> cited).
- Stock file /Spare Copy

*A.L.*  
*8-2-19*

