



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. L1/15314/2019

Dated: 22.11.2019

To

The Commissioner
Poonamallee Panchayat Union.
Poonamallee,
Chennai – 600056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Sub-division of house sites in S.No.457/1 of Thiruninravur 'B' village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit – Approved - Reg.

- Ref:
1. PPA received in APU No. L1/2019/000217 dated 13.09.2019.
 2. This office DC Advice letter even No. dated 18.10.2019 addressed to the applicant.
 3. Applicant letter dated nil received on 22.10.2019 enclosing the receipt for payments.
 4. This office letter even No. dated 29.10.2019 addressed to the Commissioner Poonamallee Panchayat Union.
 5. The Commissioner, Poonamallee Panchayat Union letter Rc.No.3141/A3/2019 Dated 15.11.2019 enclosing the Gift Deed for handing over of Road area registered as Doc.No.16003/2019 dated 14.11.2019 @ SRO, Avadi.
 6. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 7. The Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the sub-division of house sites in S.No.457/1 of Thiruninravur 'B' village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development & 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.

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 3rd cited as called for in this office letter 2nd cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 5,100/-	B 0013977 dated 13.09.2019
Development charges for land	Rs.15,000/-	B 0014513 dated 22.10.2019
Layout Preparation charges	Rs. 4,000/-	
Contribution to Flag Day Fund	Rs. 500/-	649852 dated 22.10.2019

5. The approved plan is numbered as **PPD/LO. No. 128/2019** dated**11.2019**. Three copies of sub-division plan and planning permit **No.12750** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and release of the sub-division.

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 6th & 7th cited.

Yours faithfully,

for Chief Planner, MSB/Layout

Sub-Division
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 sub-division plan since the same is registered).

- Copy to:
1. Tmt.A.Amudha,
No.7/3, Andal Avenue,
1st Street, T.V.K.Nagar,
Peravallur, Chennai – 600 082.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
 3. Stock file /Spare Copy.

