



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. L1/15539/2018-1

Dated 22.04.2019

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.354/1A, 1B2
part, 1C, 1D, 1E, 1F, 1J & 2D of Kannapalayam Village + 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.L1/2018/000195 dated 14.08.2018.
 2. Applicant letter dated 08.10.2018 & 13.11.2018.
 3. This office letter even No. dated 04.12.2018 addressed to the applicant.
 4. Applicant letter dated 20.12.2018, 24.12.2018, 02.01.2019 & 23.01.2019.
 5. This office DC advice letter even no. dated 14.03.2019 addressed to the applicant.
 6. Applicant letter dated 15.03.2019 enclosing receipt of payments.
 7. This office letter even no. dated 20.03.2019 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the skeleton plan.
 8. The Commissioner, Poonamallee Panchayat Union letter RC.No. 0858/A3/2019 dated 09.04.2019 enclosing the copy of Gift Deed for road and park area registered as Doc. No.5343/2019 dated 03.04.2019 @ SRO, Kundrathur.
 9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 10. 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.354/1A, 1B2 part, 1C, 1D, 1E, 1F, 1J & 2D of Kannapalayam Village 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 6th cited as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.20,640/-	B 007920 dated 13.08.2018 & B 008720 dated 24.12.2018
Development charges for land	Rs.45,000/-	B 009776 dated 15.03.2019
Layout Preparation charges	Rs.23,000/-	
RC for land	Rs.4,10,000/-	
Contribution to Flag Day Fund	RS. 500/-	649643 dated 18.03.2019

5. The approved plan is numbered as **PPD/LO. No. 50/2019**. Three copies of layout plan and planning permit **No. 12369** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan, 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 9th & 10th cited.

Yours faithfully,

o/c
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. Thiru.P.Rajasekaran & M/s.Sri Ambal Promoters Private Limited (GPA on behalf of Tvl.S.Dayalan & 7 others), No.152, Sivan Koil Street, Kodambakkam, Chennai – 600024.
2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
2. Stock file /Spare Copy