



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. L1/1562/2020

Dated: 19.10.2020

To

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites comprised in S.No.199/2, 200/3A2 (Public Purpose Plot – I 'Emerald Park' lies in an approved layout PPD/LO No.09/2006) & 201/1 of Kannapalayam 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. L1/2020/000025 dated 31.01.2020.
 2. This office letter even No. dated 18.05.2020 addressed to the applicant.
 3. Applicant letter dated 08.06.2020.
 4. This office letter even No. dated 11.06.2020 addressed to the Sub-Registrar, Kundrathur.
 5. The Sub-Registrar, Kundrathur letter Rc.No.01/2020 dated 17.06.2020
 6. This office DC Advice letter even No. dated 18.06.2020 addressed to the applicant.
 7. Applicant letter dated 29.07.2020 enclosing the receipt for payments.
 8. This office letter even No. 4 dated 29.07.2020 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the Skeleton Plan.
 9. The Commissioner, Poonamallee Panchayat Union letter R.C.No.1594/A3/2020 dated 01.10.2020 enclosing a copy of Gift deed for handing over of the Road space and PP-1 & 2 site registered as Doc.No.10995/2020 dated 30.09.2020 @ SRO, Kundrathur.
 10. Applicant letter dated 03.10.2020.
 11. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 12. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1st cited for the proposed layout of house sites comprised in S.No.199/2, 200/3A2 (Public Purpose Plot – I 'Emerald Park' lies in an approved layout PPD/LO No.09/2006) & 201/1 of Kannapalayam village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development and 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.

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 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.9,000/- ✓	B-0015692 dated 29.01.2020
Development charge	Rs.23,000/- ✓	B-0016778 dated 27.07.2020
Layout Preparation charges	Rs.20,000/- ✓	
OSR charge (for 102 sq.m.)	Rs.5,20,000/- ✓	0005348 dated 27.07.2020
Contribution to Flag Day Fund	Rs. 500/- ✓	

4. The approved plan is numbered as **PPD/LO. No.90/2020** dated **...19...10.2020**. Three copies of layout plan and planning permit **No.13852** are sent herewith for further action.

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

Yours faithfully,

o/c
19/10/20
2/5
for Chief Planner, Layout

Encl: 1. 3 copies of layout plan.
2. Planning permit in duplicate
(with the direction not to use the logo of CMDA in the Layout plan since the same is registered).

- Copy to:
1. Thiru.R.Saravananaraj,
GPA on behalf of Thiru V.Navaneethakrishnan and Hemalatha,
No.48, Raja Agraharam Street,
Poonamallee, Chennai – 600056.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
 3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West,

Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
Thirumangalam, Chennai-40.
(along with a copy of approved layout plan).

4. Stock file /Spare Copy

