



**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. L1/1653/2017**

**Dated: 04/04.2018**

To

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

Sir,

**Sub:** CMDA - Area Plans Unit - Layout Division - Planning Permission –  
Sub-division of the property as commercial plots in S.No.31/6B of  
Kattupakkam village, Poonamallee Taluk, Thiruvallur District,  
Poonamallee Panchayat Union limit – Approved - Reg.

- Ref:**
- ✓ 1. PPA received in APU No. L1/ 2017/ 000062 dated 31.01.2017.
  - ✓ 2. This office letter even No. dated 20.03.2017 addressed to the applicant.
  - ✓ 3. Applicant letter dated 15.03.2017 & 03.04.2017.
  - ✓ 4. This office letter even No. dated 10.07.2017 addressed to the SRO Kundrathur.
  - ✓ 5. Letter No.3/2017 dated 12.07.2017 received from The Sub Registrar Kundrathur.
  - ✓ 6. This office DC Advise letter even No. dated 21.07.2017 addressed to the applicant.
  - ✓ 7. Applicant letter dated 21.08.2017 received on 22.08.2017 enclosing the receipt for payments.
  - ✓ 8. G.O.Ms.No.78, H&UD Department dated 04.05.2017.
  - ✓ 9. This office supplementary DC advice letter even No. dated 19.09.2017 addressed to the applicant.
  - ✓ 10. Applicant letter dated 20.09.2017 enclosing the receipt for payment.
  - ✓ 11. This office letter even No. dated 25.09.2017 addressed to the Commissioner, Poonamallee Panchayat Union.
  - ✓ 12. The Commissioner, Poonamallee Panchayat Union letter Rc.No.1714/A3/2017 dated 08.12.2017 enclosing the Gift Deed for Road widening area registered as Doc.No.16062/2017 dated 15.11.2017 @ SRO, Kundrathur.
  - ✓ 13. Applicant letter dated 26.12.2017.
  - ✓ 14. This office letter even No. dated 11.01.2018 addressed to the applicant.
  - ✓ 15. The Commissioner, Poonamallee Panchayat Union letter Rc.No.1714/A3/2017 dated 01.03.2018 enclosing the Cancellation of Gift Deed registered as Doc.No.1084/2018 dated 23.01.2018 and fresh Gift Deed for Road widening area registered as Doc.No.1085/2018 dated 23.01.2018 @ SRO, Kundrathur.
  - ✓ 16. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
  - ✓ 17. Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

.....

The proposal received in the reference 1<sup>st</sup> cited for the proposed sub-division of the property as commercial plots in S.No.31/6B of Kattupakkam village, Poonamallee Taluk,

Thiruvallur District, Poonamallee Panchayat Union limit was examined and sub-division 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 7<sup>th</sup> & 10<sup>th</sup> cited as called for in this office letter 6<sup>th</sup> & 9<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 2,500/- ✓	B-003453 dated 31.01.2017 ✓
Development Charge for land	Rs. 5,000/- ✓	B-005376 dated 22.08.2017 ✓
Layout Preparation charges	Rs. 2,000/- ✓	
Regularisation Charge for land	Rs.42,500/- ✓	B-005376 dated 22.08.2017 & ✓ B-005626 dated 20.09.2017 ✓
Contribution to Flag Day Fund	Rs. 500/- ✓	0665891 to 0665895 dated ✓ 22.08.2017 ✓

4. The approved plan is numbered as **PPD/LO. No.21/2018**. Three copies of sub-division plan and planning permit **No.11552** are sent herewith for further action.

5. You are requested to ensure that road is formed as shown in the plan before sanctioning the sub-division.

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 16<sup>th</sup> & 17<sup>th</sup> cited

Yours faithfully,

for MEMBER SECRETARY

Encl: 1. 3 copies of sub-division 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. ~~Thiru. J.Karthick (minor)~~  
~~Rep. by its Tmt. S. Priyadarshini, (Guardian),~~  
Door No.1/126, Pillaiyar koil Street,  
Kattupakkam, Chennai – 600056.

O/c  
03/04/18

04/04/2018

03/04/2018

2/5

representing J. Karthick (minor)