



**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)  
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Letter No. L1/16593/2016-1

Dated: 27/09.2017

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 in S.Nos.104/4, 106,107,108/1 & 2, 109  
and 113 of Nemam village, Poonamallee Taluk, Thiruvallur  
District, Poonamallee Panchayat Union limit -- Approved - Reg.

- Ref:
1. PPA received in APU No. L1/2016/000756 dated 28.10.2016.
  2. This office letter even no. dated 26.12.2016 addressed to the applicant and The C.E., WRD, Chennai Region (PWD).
  3. Applicant letter dated 23.12.2016, 04.01.2017, 25.01.2017 & 27.03.2017.
  4. This office DC Advice letter even No. dated 16.06.2016.
  5. Applicant letter dated 19.06.2017 enclosing the receipts of payment.
  6. Applicant letter dated 21.06.2017.
  7. This office letter even No. dated 05.07.2017 addressed to the Commissioner, Poonamallee Panchayat Union.
  8. Letter No.DB/T5(3)/F-Inundation-Nemam/2016/M dt. 11.07.2017 received from (C.E., PWD, WRD, Chennai Region)
  9. Applicant letter dated 16.06.2017 received on 13.07.2017 requesting revision in the skeleton plan.
  10. This office letter even No. dated 10.08.2017 addressed to the Commissioner, Poonamallee Panchayat Union enclosing revised skeleton plan.
  11. Commissioner, Poonamallee Panchayat Union letter No.Rc.1574/A3/2017 dated 24.08.2017 enclosing the Gift Deed registered as Document No.7174/2017 dated 21.08.2017 @ SRO, Avadi.
  12. Applicant letter dated 29.08.2017.
  13. Writ Petition No.12947/2017 filed by Thiru.R.Saravanan in the Hon'ble High Court, Chennai.
  14. Applicant letter dated 05.09.2017 enclosing Undertaking.

The proposal received in the reference 1<sup>st</sup> cited for the proposed layout of house sites comprised in S.Nos.104/4, 106,107,108/1 & 2, 109 and 113 of Nemam 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.

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 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. 52,710/- ✓	B-002601 dated 25.10.2016 ✓
Development Charge for land	Rs.1,10,000/- ✓	B-004796 dated 16.06.2017 ✓
Layout Preparation charges	Rs. 40,000/- ✓	
Contribution to Flag Day Fund	RS. 500/- ✓	0665064 ✓ to 0665068 ✓ dated 16.06.2017 ✓

4. One Thiru.R.Saravanan has filed a Writ Petition in the reference 13<sup>th</sup> cited objecting illegal / unlawful development of agricultural lands and waterways in S.Nos.36 to 41, 50, 51, 52, 63, 74, 75, 86 to 90, 100 & 108 in Nemam Village. The PWD in the reference 8<sup>th</sup> cited has issued NOC subject to the outcome of the W.P.No.12947/2017.

5. The applicant in the reference 14<sup>th</sup> cited has furnished an Undertaking Deed in Rs.100/- stamp paper duly notarised to abide the orders of the Hon'ble High Court on the outcome of the W.P.No.12947/2017.

6. The approved plan is numbered as **PPD/LO. No.46/2017**. Three copies of layout plan and planning permit **No.11513** are sent herewith for further action. The approval accorded is subject to final orders of Hon'ble High Court in W.P.No.12947/2017. ✓

7. The Local Body should ensure removal of Electricity Line passing over the site before according sanction for the layout as per Tamil Nadu Village Panchayat Act.

8. You are requested to ensure that roads are formed as shown in the plan before sanctioning the layout.

Yours faithfully,

o/c  
*[Signature]*  
 27/09/2017  
 for MEMBER SECRETARY 2/6  
*[Signature]*  
 26/9/17  
 27/09/2017

- Encl: 1. 3 copies of layout plan.  
 2. Copy of Undertaking furnished by the Applicant in letter dated 05.09.2017.  
 3. 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 S. Asokan, (GPOA for Thiru. k. Krishnam & 2 others)  
 No.11, F- Block, 2<sup>nd</sup> Main Road  
 Anna Nagar East,  
 Chennai – 600 102.

2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).

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12/12

3. The Chief Engineer,  
PWD, WRD, Chennai Region,  
Chepauk, Chennai-5.  
(with a copy of Undertaking Deed furnished  
By the applicant in letter dated 05.09.2017)

& a copy of approved layout plan)

4. Stock file /Spare Copy.