



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. L1/16624/2019

Dated: 29.01.2020

To
The Commissioner
Puzhal Panchayat Union,
Puzhal, Chennai -600 066.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed Laying out of house site comprised in S.No.71/3A, 3B & 3C and 72/1 & 2B of Grant Lyon village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit - Approved - Reg.

- Ref:
1. The Planning Permission Application for laying out of house sites received in APU No. L1/2019/000229 dated 30.09.2019.
 2. This office letter even No. dated 14.10.2019 addressed to the applicant.
 3. Applicant letter dated 14.10.2019.
 4. This office DC Advice letter even No. dated 23.10.2019 addressed to the applicant.
 5. Applicant letter dated 25.10.2019 enclosing the receipts for payments.
 6. This office letter even No.-1 dated 01.11.2019 addressed to the Commissioner, Puzhal Panchayat Union.
 7. This office letter even No.-2 dated 01.11.2019 addressed to the Superintending Engineer, CEDC, West, TANGEDCO.
 8. The Commissioner, Puzhal Panchayat Union letter R.C.No.1882/2019/A3 dated 23.12.2019 enclosing a copy of Gift deed for Road space, Park area & Public Purpose site-1 registered as Doc.No.11739/2019 dated 09.12.2019 @ SRO, Redhills.
 9. The Additional Chief Engineer, CEDC / West, 110/33/11 KV Thirumangalam SS, Anna Nagar, Chennai - 40 in letter No.SE/CEDC/W/EE/GL/AEE/C/F.Land/D.10/2020 dated 08.01.2020 enclosing a copy of Gift deed for PP site-2 area registered as Doc. No.78/2020 dated 07.01.2020 @ SRO, Redhills.
 10. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 11. 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 proposed Laying out of house site comprised in S.No.71/3A, 3B & 3C and 72/1 & 2B of Grant Lyon village, Ponneri Taluk, Thiruvallur District, Puzhal 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 5th cited as called for in this office letter 4th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 23,000/-	B-0014128 dated 23.09.2019
Development charge	Rs. 48,000/-	B-0014560 dated 25.10.2019
Layout Preparation charges	Rs. 37,000/-	
Contribution to Flag Day Fund	Rs. 500/-	2762242 to 2762246 dated 24.10.2019

4. The approved plan is numbered as **PPD/LO.No.06/2020 dated 29.01.2020**. Three copies of layout plan and planning permit **No.12768** are sent herewith for further action.

5. You are requested to ensure that roads and park 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 10th & 11th cited.

Yours faithfully,

for Member Secretary

- 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.N.Baskar,
Co-land owner and GPA on behalf of
M/s.Havea Handles and Components Pvt. Ltd.
Represented by its Director Thiru.E.Rajendran,
Unit-3, Ground Floor, Pine Block
Eden Park, L&T Apartments,
Siruseri, Chennai – 603 103.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. The Additional Chief Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
@ Thirumangalam, Anna Nagar,
Chennai - 600 040.
(along with a copy of approved layout plan).
4. Stock file /Spare Copy.

