



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/16681/2019

Dated: 27.02.2020

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

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Sub-division of house sites in S.No.794/5 of Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit - Approved - Reg.
- Ref:
1. PPA for laying out of house sites received in CMDA vide Ref. APU No.L1/2019/000231 dated 30.09.2019.
 2. This office letter even No. dated 25.10.2019 addressed to the Commissioner, Poonamallee Panchayat Union.
 3. Applicant letter dated 25.10.2019.
 4. The Commissioner, Poonamallee Panchayat Union letter Rc.No.2974/2018/A3 dated 13.11.2019.
 5. Applicant letter dated 09.12.2019 enclosing the Commissioner, Poonamallee Panchayat Union letter Rc.No.2974/2018/A3 dated 25.11.2019.
 6. This office letter even No. dated 12.12.2019 addressed to the applicant.
 7. Applicant letter dated 16.12.2019.
 8. This office letter even No. dated 13.01.2020 addressed to the Sub-Registrar, Avadi.
 9. The Sub-Registrar, Avadi letter Rc.No.34/2020 dated 21.01.2020.
 10. This office DC Advice letter even No. dated 23.01.2020 addressed to the applicant.
 11. Applicant letter dated 31.01.2020 enclosing receipt of payments.
 12. This office letter even No. dated 06.02.2020 addressed to the Commissioner, Poonamallee Panchayat Union enclosing a skeleton plan.
 13. The Commissioner, Poonamallee Panchayat letter RC.No.318/2020/A3 dated 20.02.2020 enclosing a copy of Gift deed for Road area registered as Doc.No.2163/2020 dated 19.02.2020 @ SRO, Avadi.
 14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 15. Secretary (H & UD and TNRERA) letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the sub-division of house sites in S.No.794/5 of Kuthambakkam 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.

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 11th cited as called for in this office letter 10th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 3,200/-	B 0014215 dated 30.09.2019
Development charges for land	Rs. 11,000/-	B 0015709 dated 30.01.2020
Layout Preparation charges	Rs. 4,000/-	
OSR charge (for 154 sq.m.)	Rs. 3,40,000/-	
Contribution to Flag Day Fund	Rs. 500/-	

5. The approved plan is numbered as **PPD/LO. No.19/2020 dated 27.02.2020**. Three copies of sub-division plan and planning permit **No.12781** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan and compliance of the conditions, before sanctioning of the sub-division.

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 14th & 15th cited.

Yours faithfully,

o/c

1/27/2/20
for Chief Planner, Layout

2/5

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).

27/02/2020

27/02/2020

Copy to: 1. Thiru.D.Saravanan,
No.5/272, Kannadapalayam Street,
Chembarambakkam,
Pappanchatram,
Chennai - 600 123.

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

4/3/2020

3. Stock file /Spare Copy.

