



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. L1/16710/2017

Dated: 12.04.2018

To.

The Commissioner
 Poonamallee Panchayat Union.
 Poonamallee,
 Chennai – 600056.
 Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Sub-division of house sites for the property comprised in S.No.230/1A, Chembarambakkam village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit.– Approved - Reg.

- Ref:
1. Planning Permission Application for sub-division of house sites receive Vide reference APU letter No.L1/2017/000744 dated 17.11.2017.
 2. This Office DC advice letter even No. dated 28.03.2018 addressed to the applicant.
 3. Applicant letter dated 03.04.2018 enclosing the receipt of payments.
 4. G.O.No.112, H&UD Department dated 22.06.2017.
 5. Secretary (H & UD and TNRERA) Lr. No. TNRERA/ 261/ 2017, dated 09.08.2017.

6674

The proposal received in the reference 1st cited for the proposed Sub-division of house sites for the property comprised in S.No.230/1A, Chembarambakkam 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.

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 3th cited as called for in this office letter 2th cited:



Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.2,500/-	B 006041 dated 17.11.2017
Development charges for land	Rs.5,500/-	B 006988 dated 02.04.2018
Layout Preparation charges	Rs.2,000/-	
OSR Charges	DNA	Nil
Regularisation charges	DNA	
Contribution to Flag Day Fund	RS. 500/-	634614 dated:02.04.2018

5. The approved plan is numbered as **PPD/LO. No. 25/2018**. Three copies of layout plan and planning permit **No.11556** are sent herewith for further action

6. You are requested to ensure that roads are formed as shown in the plan before sanctioning 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 4th & 5th cited.

Yours faithfully,

for PRINCIPAL SECRETARY/
MEMBER SECRETARY

- Encl: 1. 3 copies of Layout plan.
2. 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. Tmt.D.Prema,
Plot No.7, 3rd street,
V.O.C. Nagar,
Velachery
Chennai – 600 029.42.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. Stock file /Spare Copy

82-Division

b/c
11/04/18

11/04/2018

2/5

Nil
17/04/18

82-Division