



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. L1/16711/2017

Dated: 30.05.2017

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
– Proposed sub-division of the property into residential plots in
S.No.230/8A & 9A of Chembarambakkam Village, Poonamallee
Taluk, Thiruvallur District, Poonamallee Panchayat Union limit –
Approved - Reg.

- Ref:
1. PPA for sub-division of Plots received in CMDA vide reference APU No.L1/2017/000745 dated 17.11.2017.
 2. This office letter even No. dated 06.04.2018 addressed to the applicant.
 3. This office letter even No. dated 06.04.2018.
 - 3 A. This office DC advice letter even No. dated 11.04.2018 addressed to the applicant.
 - 4 B. Applicant letter dated 20.04.2018 enclosing the receipt for payments.
 - 5 C. Applicant letter dated 17.05.2018.
 - 6 D. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 - 7 E. 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 sub-division of the property into residential plots in S.No.230/8A & 9A of Chembarambakkam 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.

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 5th cited as called for in this office letter 4th cited:

300

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Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.2,500/-	B-006040 dated 07.11.2017.
Development Charge for land	Rs.4,500/-	
Layout Preparation charges	Rs.3,000/-	B-007084 dated 17.04.2018
Contribution to Flag Day Fund	Rs. 500/-	634648 dated 17.04.2018

5. The approved plan is numbered as **PPD/LO. No. 33/2018**. Three copies of Sub-division plan and planning permit **No.11564** 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.

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 7th & 8th cited.

6/11 & 7/11

Yours faithfully,

o/c
25/05/2018

20/05/2018

for MEMBER SECRETARY

2/5

25/05/2018

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 Layout plan since the same is registered).

Copy to: 1. Tmt.S.Anandhi,
Plot No.7, 3rd Street,
V.O.C.Nagar, Velachery,
Chennai – 600 042.

A-kar
11-6-18

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

3. Stock file /Spare Copy