



**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](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. L1/16737/2016-1**

**Dated: 29.12.2017**

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

Sir,

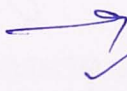
Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –  
Laying out of house sites in S.Nos.8/1A2, 1B, 2A & 3, 9/1A, 1B,  
2A, 2B1A, 2B1B, 2B1C, 2B1D, 2B2A, 2B2B, 2B2C, 2B3A, 2B3B,  
2C, 3B, 3C, 3D & 3E, 14/2 part, 15/1, 18/2A1 part, 2A2, 2B1 &  
2B2, 20/1, 2A, 2B, 3A & 3B and 22/1A of Melpakkam Village,  
Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat  
Union limit – Approved - Reg.

- Ref:
1. PPA received in APU No. L1/2016/000758 dated 01.11.2016.
  2. Your letter dated 03.03.2017.
  3. This office letter even No. dated 14.03.2017 addressed to the C.E., WRD, Chennai Region (PWD).
  4. This office letter even No. dated 08.06.2017 addressed to the applicant and the C.E., WRD, Chennai Region (PWD).
  5. Applicant letter dated 12.06.2017.
  6. This office DC advice letter even no. dated 19.07.2017 addressed to the applicant.
  7. Applicant letter dated 20.07.2017 enclosing the receipts of payment.
  8. This office letter even No. dated 26.07.2017 addressed to the Commissioner, Poonamallee Panchayat Union.
  9. The C.E., PWD, WRD, Chennai Region, Chepauk, Chennai in Letter No. DB/T5(3)/F-Melpakkam-I&C/2017 dated 03.08.2017.
  10. Objection Petition dated 19.08.2017 received from one Thiru.Kumar received on 28.08.2017.
  11. The Commissioner, Poonamallee Panchayat Union letter Rc.No.1715/A3/2017 dated 31.08.2017 enclosing the Gift Deed for Road and Park registered as Document No.11715/2017 dated 31.08.2017 @ SRO, Kundrathur.
  12. The C.E., PWD, WRD, Chennai Region, Chepauk, Chennai in Letter No. DB/T5(3)/F-Melpakkam-I&C/2017 dated 09.11.2017.
  13. Applicant letter dated 16.11.2017 received on 22.11.2017.
  14. Applicant letter dated 06.12.2017.
  15. G.O.No.112, H&UD Department dated 22.06.2017.
  16. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

.....

The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites in S.Nos.8/1A2, 1B, 2A & 3, 9/1A, 1B, 2A, 2B1A, 2B1B, 2B1C, 2B1D, 2B2A, 2B2B, 2B2C, 2B3A, 2B3B, 2C, 3B, 3C, 3D & 3E, 14/2 part, 15/1, 18/2A1 part, 2A2, 2B1 & 2B2, 20/1, 2A, 2B, 3A & 3B and 22/1A of Melpakkam 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.

11. Appr to chr  
01.09.2017



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 6<sup>th</sup> cited as called for in this office letter 5<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 75,500/- ✓	B-002651 dated 28.10.2016 ✓
Development Charge for land	Rs.1,45,000/- ✓	B-005084 dt 20/07/2017 ✓
Layout Preparation charges	Rs. 90,000/- ✓	B-002706 dated 04.11.2016 ✓
Contribution to Flag Day Fund	Rs. 500/- ✓	0665303 to 0665307, dated 20.07.2017 ✓

4. The approved plan is numbered as **PPD/LO. No.62/2017**. Three copies of layout plan and planning permit **No.11529** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and the conditions to be complied by the applicant as stipulated by the PWD in the reference 9<sup>th</sup> & 12<sup>th</sup> cited before sanctioning the layout.

6. ~~Local Body~~ You are also requested to ensure the shiftup (b)

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 15<sup>th</sup> & 16<sup>th</sup> cited.

⊙ of single pole HT ~~power~~ line passing across the site with before sanctioning the l/p.

Yours faithfully,

19/11/17  
22/12/2017  
2/6  
for 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. M/s.VGN Homes Pvt. Ltd.,  
(Co-land owner cum POA)  
rep. by Thiru.B.R.Nandakumar,  
on behalf of M/s.Shivani Constructions,  
a Partnership firm rep. by its Managing Partner  
Thiru.V.N.Devadoss,  
No.333, Poonamallee High Road,  
Aminjikai, Chennai – 600 029.

RB  
28/12/17

2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).
3. The Chief Engineer,  
WRD, Chennai Region (PWD)  
Chepauk, Chennai – 600 005.  
(along with a copy of approved layout plan).
4. Stock file /Spare Copy

1. The Director General of Police Mylapore, Chennai – 600 004. P.B.No. 844550	7. The Director of Fire & Rescue Services No.1, Greams Road Nungambakkam, Chennai – 600 006.
2. The Commissioner of Police Chennai Police, Vepery Chennai – 600 007.	8. The Registrar of Co-operative Society 170, EVR High Road Kilpauk, Chennai – 600 010.
3. The Managing Director Metropolitan Transport Corporation Pallavan house, Anna Salai Chennai – 600 002.	9. The Superintending Engineer TNEB, Chennai Development Circle 144, Anna Salai, Chennai – 600 002.
4. The Post Master General Chennai Region, Chennai – 600 002.	10. The Commissioner Civil Supplies & Consumer Protection Ezhilagam, Chepauk, Chennai – 600 005.
5. The Chief General Manager – Telephone Purasawalkam High Road Purasawalkam, Chennai – 600 007.	11. The Managing Director CMWSSB, No. 1, Pumping Station Road Chennai – 600 002.
6. The Director of School Education College Road, Nungambakkam Chennai – 600 006.	12. The Chief Divisional Manager / Chief Area Manager Indian Oil Corporation No.500, Anna Salai, Teynampet, Chennai – 600 018.

Letter No. L1/16737/2016-2

Dated: 2.12.2017

Sir,

Sub :

CMDA - Area Plans Unit - Layout Division - Planning Permission  
– Laying out of house sites in S.Nos.8/1A2, 1B, 2A & 3, 9/1A,  
1B, 2A, 2B1A, 2B1B, 2B1C, 2B1D, 2B2A, 2B2B, 2B2C, 2B3A,  
2B3B, 2C, 3B, 3C, 3D & 3E, 14/2 part, 15/1, 18/2A1 part, 2A2,  
2B1 & 2B2, 20/1, 2A, 2B, 3A & 3B and 22/1A of Melpakkam  
Village, Poonamallee Taluk, Thiruvallur District, Poonamallee  
Panchayat Union limit – Approved - Reg.

Ref:

1. PPA received in APU No. L1/2016/000758 dated 01.11.2016.
2. This office letter No.L1/16737/2016-1, dated 2.12.2017.

The proposal received in the reference cited for the proposed Layout of house sites in S.Nos.8/1A2, 1B, 2A & 3, 9/1A, 1B, 2A, 2B1A, 2B1B, 2B1C, 2B1D, 2B2A, 2B2B, 2B2C, 2B3A, 2B3B, 2C, 3B, 3C, 3D & 3E, 14/2 part, 15/1, 18/2A1 part, 2A2, 2B1 & 2B2, 20/1, 2A, 2B, 3A & 3B and 22/1A of Melpakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and approved on 2.12.2017 and numbered as **PPD/L.O.No. 627/2017**, in the reference 2<sup>nd</sup> cited.

2. In that layout, the area earmarked for Public Purpose Plots I & II would remain reserved for a specific period of one year from the date of approval. If your Department requires any land, you are requested to purchase the plot within a year from the date of approval.

Yours faithfully

for MEMBER SECRETARY

Name & Address of the Developer:

M/s.VGN Homes Pvt. Ltd.,  
(Co-land owner cum POA)  
rep. by Thiru.B.R.Nandakumar,  
on behalf of M/s.Shivani Constructions,  
a Partnership firm rep. by its Managing Partner  
Thiru.V.N.Devadoss,  
No.333, Poonamallee High Road,  
Aminjikarai, Chennai – 600 029.

19/12/17

19/12/2017