



**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. L1/17642/2017 - 1**

**Dated: 01.08.2018**

To.

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

Sir,

**Sub:** CMDA - Area Plans Unit - Layout Division - Planning Permission – Layout of house sites in the land comprised in S.Nos. 9/1C, 60/1, 2, 71, 72, 73, 74/1, 2 & 75 of Velavedu village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit.– Approved - Reg.

**Ref:** 1. Planning Permission Application for laying out of house sites received vide APU No.L1/2017/000754 dated 07.12.2017.

2. This office letter even No. dated 22.12.2017 addressed to the C.E., PWD, WRD, Chennai Region.

3. C.E., PWD, WRD, Chennai Region letter No. DB / T5 (3) /F-0046 & 002411- I & C-Vellavedu /2017 dated 13.03.2018.

4. Applicant letter dated 11.05.2018.

5. This office DC advise letter even No. dated 22.06.2018 addressed to the applicant.

6. Applicant letter dated 25.06.2018 enclosing the receipt for payments - received on 26.06.2018.

7. This office letter even No. dated 27.06.2018 addressed to the commissioner, Poonamallee Panchayat Union.

8. The commissioner, Poonamallee Panchayat Union letter R/c. No.2732/2017/A3 dated 05.07.2018 enclosing the Gift Deed registered as Doc.No.2460/2018 dated 02.07.2018 @ SRO, Poonamallee.

9. Applicant letter dated 26.07.2018 enclosing the letter J.E., TNEB, Thirumashigai, original copy of Demand Advise and receipt for payment of shifting of HT line. *issued by*

10. G.O.No.112, H&UD Department dated 22.06.2017.

11. Secretary (H & UD and TNRERA) Lr. No. TNRERA/ 261/ 2017, dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites for the property comprised in S.Nos. 9/1C, 60/1, 2, 71, 72, 73, 74/1, 2 & 75 of Velavedu 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.

*3/8/18*

*9. Applicant letter dated 11.07.2018*

*issued by J.E., TNEB, Thirumashigai*  
*of shifting of HT line*

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 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.21,750/-	B 006164 dated 06.12.2017
Development charges for land	Rs.45,000/-	B 007543 dated 26.06.2018
Layout Preparation charges	Rs.24,000/-	
OSR Charges	DNA	Nil - -
Regularisation charges	DNA	
Contribution to Flag Day Fund	RS. 500/-	634864 dated: 26.06.2018

5. The approved plan is numbered as **PPD/LO. No. 50/2018**. Three copies of layout plan and planning permit **No.11581** 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 stipulated by the PWD in the ref. 3<sup>rd</sup> cited 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 10<sup>th</sup> & 11<sup>th</sup> 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. The President,  
The Madras City Co-operative Building Society Ltd.,  
No.101, Vellala Street,  
Purasawalkam,  
Chennai - 600 084.

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

3. The Chief Engineer,  
PWD,WRD,Chennai Region,  
Chepauk, Chennai - 600005.  
(along with a copy of approved layout plan)

4. Stock file /Spare Copy

Dated: 01/08/2018

also to ensure the

01/08/2018

01/08/2018

→ 11581

for monitoring and compliance of the conditions stipulated in the N&C



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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. L1/17642/2017 - 2**

**Dated: 01.08.2018**

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –  
Layout out of house site for the property comprised in S.Nos. 9/1C,  
60/1, 2, 71, 72, 73, 74/1, 2 & 75 of Velavedu village, Poonamallee  
Taluk, Thiruvallur District, Poonamallee Panchayat Union limit –  
Approved - Reg.

Ref: 1. Planning Permission Application for laying out of house sites  
received vide APU No.L1/2017/000754 dated 07.12.2017.  
2. This office letter even No-1, dated 01.08.2018.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed Layout out of house site for the property comprised in S.Nos. 9/1C, 60/1, 2, 71, 72, 73, 74/1, 2 & 75 of Velavedu village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and approved on 01.08.2018 and numbered as **PPD/L.O. No. 50/2018**, as in the reference 2<sup>nd</sup> cited.

In that layout, the area earmarked for public purpose I plot 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 Principal Secretary /  
Member Secretary

Name & Address of the Developer:

The President,  
The Madras City Co-operative Building Society Ltd.,  
No.101, Vellala Street,  
Purasawalkam,  
Chennai – 600 084.

01/08/18

01/08/2018

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