



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. L1/17711/2019

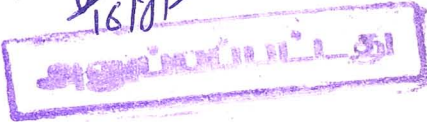
Dated: 14.07.2020

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of Public Purpose site into 8 Nos. of residential plots and re sub-division of Plot No.45 lying in the approved layout No.PPD/L.O. No. 46/2018 comprised in part of S.No.772/3C & 3D of Kuthambakkam village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

- Ref:
1. Sub-division proposal forwarded from the Commissioner, Poonamallee Panchayat Union vide letter R.C.No.2285/2019/A3 dated 18.09.2019.
 2. Layout of house sites approved vide PPD/LO.No.46/2018 in letter No. L1/13688/2017 -1 dated 16.07.2018.
 3. C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Inundation-Kuthambakkam/2016/M dated 15.02.2017.
 4. This Office letter even No. dated 03.01.2020 addressed to the applicant.
 5. This office DC Advice letter even No. dated 14.01.2020 addressed to the applicant.
 6. Applicant letter dated 10.01.2020, 24.01.2020 & 12.02.2020 enclosing the particulars & receipt for payments.
 7. Applicant letter dated 17.02.2020 enclosing the revised plan.
 8. This office letter even No.-1 dated 09.03.2020 addressed to the Commissioner, Poonamallee Panchayat Union enclosing a skeleton plan.
 9. This office letter even No.-2 dated 09.03.2020 addressed to the Superintendent Engineer, Chennai Electricity Distribution Circle (South-1), TANGEDCO enclosing a skeleton plan.
 10. Amendment to TNCDB&R, 2019 approved in G.O. (Ms) No.16, MAWS (MA1) Department, dated 31.01.2020 and published in the TNGG issue No.41 dated 31.01.2020.
 11. Applicant letter dated 16.03.2020.
 12. This office letter even No. dated 20.03.2020 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the revised skeleton plan.
 13. The Commissioner, Poonamallee Panchayat Union letter Rc.No.2285/A3/2019 dated 16.06.2020 enclosing the Gift Deed for handing over of PP-1 & PP-2 site registered as Document No.4707/2020 dated 16.06.2020 @ SRO, Avadi.
 14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.



15. The 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 laying out of Public Purpose site into 8 Nos. of residential plots and re sub-division of Plot No.45 lying in the approved layout No.PPD/L.O.No.46/2018 comprised in part of S.No.772/3C & 3D 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 & 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.

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 in the reference 6th cited has remitted the following charges / fees as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee (1,600 + 2000)	Rs.3,600/-	B-0014461 dated 18.10.2019 & B-0015876 dated 12.02.2020
Layout Preparation charge	Rs.6,000/-	B-0015631 dated 24.01.2020
Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No.53/2020 dated 14.07.2020**. Three copies of layout plan and planning permit **No.13815** are sent herewith for further action.

5. 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,

for Chief Planner, Layout

- 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).



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14/07/2020

- Copy to:
1. M/s.Fomra Housing & Infrastructure Pvt. Ltd.,
No.18, AA Block 3rd Street,
Anna Nagar,
Chennai - 600 040.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
 3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
@ Thirumangalam, Chennai-600 040.
(along with a copy of approved layout plan).
 4. Stock file /Spare Copy

