



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
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**Letter No. L1/18212/2019**

**Dated: 5.10.2020**

To

**The Commissioner**

Puzhal Panchayat Union

Puzhal, Chennai – 600 066.

**Sir,**

**Sub:** CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house site comprised in S.No.622/2 of Vilangadupakkam village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit – Approved - Reg.

- Ref:**
1. The Planning Permission Application for laying out of house sites received in APU No. L1/2019/000254 dated 31.10.2019.
  2. This office GLV called for letter even No. dated 19.11.2019 addressed to the SRO, Red Hills.
  3. The SRO, Red Hills letter Rc.No.384/S.R/2019 dated 21.11.2019 indicating the GLV of the site under reference.
  4. This office DC Advice letter even No. dated 22.11.2019 addressed to the applicant.
  5. Applicant letter dated 28.08.2020 enclosing the receipt for payments.
  6. This office letter even No. dated 08.09.2020 addressed to the Commissioner, Puzhal Panchayat Union.
  7. The Commissioner, Puzhal Panchayat Union letter Rc.No.1037/2020/A3 dated 17.09.2020 enclosing a copy of Gift deed for Road area and PP site-1 & 2 registered as Doc.No.6704/2020 dated 15.09.2020 @ SRO, Redhills.
  8. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  9. The Secretary (H & UD and TNRERA) Letter 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 site comprised in S.No.622/2 of Vilangadupakkam village, Ponneri Taluk, Thiruvallur District, Puzhal 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 has remitted the following charges / fees in the reference 5<sup>th</sup> cited as called for in this office letter 4<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.9,500/-	B-0014593 dated 29.10.2019
Development charge	Rs.23,000/-	B-0017118 dated 28.08.2020
Layout Preparation charges	Rs.6,000/-	
OSR Charge (for 165 sq.m.)	Rs.4,80,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO.No.81/2020** dated **5.10.2020**. Three copies of layout plan and planning permit **No.13843** are sent herewith for further action.

5. You are requested to ensure that road is formed as shown in the approved plan, before sanctioning and release of 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 8<sup>th</sup> & 9<sup>th</sup> cited.

Yours faithfully,

o/c  
for Chief Planner, Layout

Encl: 1. 3 copies of layout plan.

2. Planning permit in duplicate

(with the direction not to use the logo of CMDA in the Layout plan since the same is registered).

Copy to: 1. Thiru.P.Saravanan,  
No.2/188, Big Street,  
Vilangadupakkam,  
Chennai-600 052.

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, Anna Nagar,  
Chennai - 600 040.  
(along with a copy of approved layout plan).

4. Stock file /Spare Copy.