



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. L1/18598/2016

Dated: 28/02.2018

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house site for the property comprised in S.No.31/1A2A, 1A2B, 1A2C, 1A2D1, 1A2E & 6 of Goparsanallur Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

- Ref:
1. Letter Rc.No.1209/A3/2016 dated 18.11.2016 received from the Commissioner, Poonamallee Panchayat Union.
 2. This office letter even No. dated 23.12.2016 addressed to the applicant.
 3. Applicant letter dated 30.12.2016, 13.01.2017 & 09.02.2017.
 4. This office letter even No. dated 30.06.2017 addressed to the Sub-Registrar office, Kundrathur.
 5. The Sub-Registrar, Kundrathur letter No.3/2017-35 dated 06.07.2017.
 6. This office DC advice letter even no. dated 13.07.2017 addressed to the applicant.
 7. Applicant letter dated 25.07.2017 enclosing the receipts of payment.
 8. This office letter even No. dated 28.07.2017 addressed to the Commissioner, Poonamallee Panchayat Union.
 9. The Commissioner, Poonamallee Panchayat Union letter Rc.No.1209/A3/2016 dated 08.02.2018 enclosing the Gift Deed for Road area registered as Document No.1001/2018 dated 22.01.2018 @ SRO, Kundrathur.
 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.

from Thim. B. Jayachandran (PoA) and 5 others.

The proposal received in the reference 1st cited for the Proposed laying out of house site for the property comprised in S.No.31/1A2A, 1A2B, 1A2C, 1A2D1, 1A2E & 6 of Goparsanallur 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.

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 7th cited as called for in this office letter 6th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 3,000/-	B-003192 dated 30.12.2016
Development Charge for land	Rs. 6,000/-	B-005139 dated 25.07.2017
Layout Preparation charges	Rs. 2,000/-	
Regularization charges	Rs. 50,000/-	
OSR charges	Rs. 7,20,000/-	
Contribution to Flag Day Fund	Rs. 500/-	0665400 to 0665404, dated 25.07.2017

4. The approved plan is numbered as **PPD/LO. No.15/2018**. Three copies of layout plan and planning permit **No.11546** 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 10th & 11th cited.

o/c
27/02/18

Yours faithfully,

for MEMBER SECRETARY

27/02/2018

- 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. Thiru. B.Jayachandran,
(GPA on behalf of ~~T.V.J.Renuga & 5 others~~),
Jayachandran Garden,
No.1, Sri Devi Karumariamman Nagar,
Noombal, Chennai – 600 077.

Thiru. (Eleanbaram) & 5
and 5 others

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

Mla
05/03/18

3. Stock file /Spare Copy.

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