

**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. L1/18679/2016**

**Dated: 11.04.2017**

To  
The Commissioner  
Poonamallee Panchayat Union,  
Thiruvallur District, Poonamallee,  
Chennai - 600056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -  
Layout of house sites in S.No. 6/4 & S.No.6/66(Plot No.27 lying in  
CMDA Approved layout PPD/L.O.No.121/1990) of Nazarathpet  
village abutting Sembaruthi Street, Anbarasu Nagar, Poonamallee  
Taluk, Thiruvallur District, Poonamallee Panchayat Union limit -  
Approved - Reg.

- Ref:
1. PPA received APU No.: L1/2016/00833 dated 09.12.2016.
  2. This office DC advice letter even no. dated 06.03.2017. addressed to the applicant.
  3. Applicant letter dated 07.03.2017.
  4. This office letter even No. dated 07.03.2017 addressed to the Commissioner, Poonamallee Panchayat Union.
  5. Letter RC. No. 539/A3/2017 dated 24.03.2017 received from the Commissioner, Poonamallee Panchayat Union enclosing the Gift Deed for Road area registered as Doc.No.752/2017 dated 20.03.2017 @ SRO, Poonamallee.
  6. Applicant letter dated 27.03.2017 enclosing Encumbrance certificate.

(7/4)

The proposal received in the reference 1<sup>st</sup> cited for the proposed Layout of house sites in S.No. 6/4 & S.No.6/66(Plot No.27 lying in CMDA Approved layout PPD/L.O.No.121/1990) of Nazarathpet village abutting Sembaruthi Street, Anbarasu Nagar, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and layout plan has been revised 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.

5

3. The applicant has remitted the following charges / fees as called for in this office letter 3<sup>rd</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 4,750/-	B 003009 dated 09.12.2016
Development Charge for land	Rs. 9,000/-	B 003803 dated 07.03.2017
Layout Preparation charges	Rs. 4,200/-	
Contribution to Flag Day Fund	RS. 500/-	5835801 to 5835803 and 3900042 & 300043, dated 07.03.2017

4. The approved plan is numbered as **PPD/LO. No.09/2017**. Three copies of layout plan and planning permit **No.9373** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan before sanctioning the layout.

Yours faithfully,

*[Signature]*  
11/04/2017  
for MEMBER SECRETARY

2/5

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 S.Baskaran,  
New No.19, Old No.10,  
Chinnaya Road,  
T.Nagar,  
Chennai – 600017.

*A. Logan*  
2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).  
3. Stock file /Spare Copy