

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. L1/18736/2018

Dated: 62.04.2019

To

The Commissioner,

Poonamallee Panchayat Union, Poonamallee, Chennai – 600 056.

Sir,

Sub:

CMDA - Area Plans Unit - Layout Division - Planning Permission — Laying out of the house sites in the land comprised in S.No.83/3B of Nadukuthagai Village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union limit — Approved - Reg.

Ref:

- 1. Planning Permission Application for laying out of house sites received in APU No.L1/2018/000254 dated 12.10.2018.
- 2. This office letter even No.-1 dated 24.10.2018 addressed to the Commissioner, Poonamallee Panchayat Union.
- 3. This office letter even No.-2 dated 24.10.2018 addressed to C.E., PWD, WRD, Chennai Region.
- 4. The Commissioner, Poonamallee Panchayat Union letter Rc.No.4162/2018/A3 dated 30.10.2018.
- 5. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)F-Nadukuthagai I-II/2018/M dated 30.11.2018.
- Applicant letter dated 03.12.2018 & 14.12.2018.
- 7. This office letter even No. dated 20.12.2018 addressed to the applicant.
- 8. Applicant letter dated 26.12.2018 & 02.01.2019 & 09.01.2019.
- This office letter even No. dated 30.01.2019 addressed to the SRO, Avadi.
- 10. The SRO, Avadi letter No.05/2019 dated 31.01.2019
- 11. This office DC Advise letter even No. dated 06.02.2019 addressed to the applicant.
- 12. Applicant letter dated 01.03.2019 enclosing the receipt of payments.
- 13. This office letter even No. dated 07.03.2018 addressed to the Commissioner, Poonamallee Panchayat Union
- 14. The Commissioner, Poonamallee Panchayat Union letter Rc.No.721/2019/A3 dated 21.03.2019 enclosing the Gift Deed for Road area registered as Document No.3710/2019 dated 18.03.2019 @ SRO, Avadi.
- 15. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
- Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

....

The proposal received in the reference 1st cited for the Laying out of the house sites in the land comprised in S.No.83/3B of Nadukuthagai Village, Avadi 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 12th cited as called for in this office letter 11th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 14,000/-	B-008270 dated 11.10.2018
Development Charge for land	Rs. 25,000/-	
Layout Preparation charges	Rs. 16,000/-	B-009302 dated 28.02.2019
OSR Charge (for 190 sq.m. of	Rs.5,50,000/-	
area)		
Contribution to Flag Day Fund	Rs. 500/-	649438 dated 28.02.2019

- 4. The approved plan is numbered as PPD/LO No.37/2019. Three copies of layout plan and planning permit No. 12355 are sent herewith for further action.
- 5. You are requested to ensure that roads are formed as shown in the plan and compliance of all the conditions stipulated by PWD in their letter No. DB/T5(3)F-Nadukuthagai - I-II/2018/M dated 30.11.2018 and shall obtain a letter from PWD confirming the compliance of conditions, 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 15th & 16th cited.

Yours faithfully,

for Principal Secretary / Member Secretary

Encl: 1. 3 copies of layout plan.

2. Planning permit in duplicate

in the sub-division plan since the same is registered).

(with the direction to not to use the logo of CMDA

Copy to: 1. Tvl.K.O.George & 6 Others, New No.109, A-Block, 1st Floor, 3rd Avenue, Anna Nagar, Chennai - 600 102.

> 2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8.

(along with a copy of approved layout plan).

- The Chief Engineer, WRD, Chennai Region (PWD) Chepauk, Chennai – 600 005. (along with a copy of approved layout plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 5th cited).
- 4. Stock file /Spare Copy

