



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. L1/18966/2016

Dated: 31.08.2017

To

The Commissioner,

Poonamallee Panchayat Union,
Poonamallee,
Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Layout of house sites in S.Nos.205/1B, 1C & 2, 206/2 and
208/1A1A of Kannapalayam Village, Poonamallee Taluk,
Thiruvallur District, Poonamallee Panchayat Union limit –
Approved - Reg.

- Ref:
1. PPA forwarded by the Commissioner, i/c, Poonamallee Panchayat Union in letter RC.No.2517/2016/A3 dated 22.12.2016.
 2. Applicant letter dated 09.01.2017 & 30.01.2017.
 3. This office letter even No. dated 01.06.2017 addressed to the SRO, Kundrathur.
 4. Letter No. Nil dated 06.06.2017 from the SRO, Kundrathur.
 5. Your letter dated 12.06.2016.
 6. This office letter even No. dated 27.06.2017 addressed to the SRO, Kundrathur.
 7. Letter No.03/2017 dated 29.06.2017 from the SRO, Kundrathur.
 8. This office DC Advice letter even No. dated 06.07.2017.
 9. Applicant letter dated 07.07.2017 enclosing receipts of Payment.
 10. This office letter even No. dated 12.07.2016 addressed to the Commissioner, Poonamallee Panchayat Union.
 11. Letter Rc.No.2517/A3/2016 dated 24.07.2017 received from the Commissioner, Poonamallee Panchayat Union enclosing the Gift Deed for Road area registered as Doc.No9774/2017 dated 20.07.2017 @ SRO, Kundrathur.
 12. Secretary to Government, H & UD Department Letter No.17389/UD1(1)/2017-1 dated 03.08.2017.
 13. This office letter even No. dated 18.08.2017 addressed to the applicant.
 14. Applicant letter dated 22.08.2017.

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The proposal received in the reference 1st cited for the proposed Layout of house sites in S.Nos.205/1B, 1C & 2, 206/2 and 208/1A1A of Kannapalayam Village, 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.

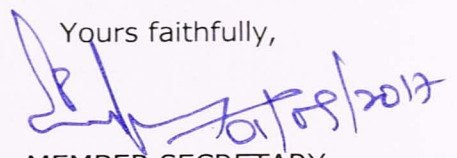
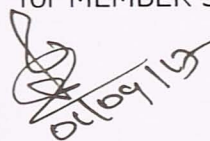
3. The applicant has remitted the following charges / fees as called for in this office letter 8th & 13th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 14,000/-	B-003268 dated 09.01.2017
Development Charge for land	Rs. 30,000/-	B-004967 dated 07.07.2017 & B-005372 dated 22.08.2017
OSR charges for land for 315 sq.m.	Rs.28,90,000/-	
Layout Preparation charges	Rs. 20,000/-	
Contribution to Flag Day Fund	RS. 500/-	665132 to 665136, dated 07.07.2017

4. The approved plan is numbered as **PPD/LO. No.40/2017**. Three copies of layout plan and planning permit **No.11504** are sent herewith for further action.

5. The Local Body should ensure removal of Electricity Line passing over the site before according sanction for the layout as per Tamil Nadu Village Panchayat Act.

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

Yours faithfully,

for MEMBER SECRETARY


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.P.Rajasekaran (for himself & GPA for Thiru.V.Radhakrishnan & 5 others),
No.152, Sivan Koil South Street,
Kodambakkam,
Chennai – 600 024.

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

3. Stock file /Spare Copy