



Letter No. L1/19405/2019

Dated 25.02.2020

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 sites in the land comprised in S.No.440/2 of Thiruninravur 'B' village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit - Approved - Reg.

- Ref:
1. PPA for layout of house sites received in CMDA vide APU No. L1/2019/000276 dated 22.11.2019.
  2. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I & C-Thiruninravur-B/2018 dated 26.06.2018.
  3. This office DC Advice letter even No. dated 12.12.2019 addressed to the applicant.
  4. Applicant letter dated 13.12.2019 enclosing the receipts for payments.
  5. This office letter even No.-1 dated 17.12.2019 addressed to the Commissioner, Poonamallee Panchayat Union enclosing a skeleton plan.
  6. This office letter even No.-2 dated 17.12.2019 addressed to the Superintending Engineer, CEDC, Chengalpattu, TANGEDCO.
  7. The Commissioner, Poonamallee Panchayat Union letter Rc.No.0177/A3/2020 dated 07.02.2020 enclosing a copy of Gift deed for Road area and PP-1 site registered as Doc.No.1122/2020 dated 31.01.2020 @ SRO, Avadi.
  8. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO letter No. SE / CEDC / CGL / AEE / GL / CHD / F.Land / D.No.1883 /19-20 dated 03.02.2020 enclosing a copy of Gift deed for PP-2 site area registered as Doc.No.1123/2020 dated 31.01.2020 @ SRO, Avadi..
  9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  10. Secretary (H & UD and TNRERA) letter No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites in the land comprised in S.No.440/2 of Thiruninravur 'B' village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development and 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.

3. 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.

4. The applicant has remitted the following charges / fees in the reference 4<sup>th</sup> cited as called for in this office letter 3<sup>rd</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 2,600/-	B 0014941 dated 22.11.2019
Development charges for land	Rs. 10,000/-	B 0015242 dated 13.12.2019
Layout Preparation charges	Rs. 5,000/-	
Contribution to Flag Day Fund	Rs. 500/-	781083 dated 13.12.2019

5. The approved plan is numbered as **PPD/LO, No.18/2020 dated 25.02.2020**. Three copies of layout plan and planning permit **No.12780** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan and compliance of the conditions stipulated in the PWD remarks in the reference 2<sup>nd</sup> cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning of the layout.

7. 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 9<sup>th</sup> & 10<sup>th</sup> cited.

Yours faithfully,

*o/c*

*25/2/20*  
for Chief Planner, Layout

*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. Tmt.Divya Gogineni, ✓  
W/o.Sekar Babu Gogineni, ✓  
No.696, W-Block, D-Sector, ✓  
Anna Nagar West Extension, ✓  
Chennai-600 101. ✓
- A. Lushchi*  
*4.3.20*
2. The Deputy Planner, ✓  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).
3. The Superintending Engineer, ✓  
Chengalpattu Electricity Distribution Circle,  
Tamil Nadu Generation of Electricity and  
Distribution Corporation (TANGEDCO)  
No.130, GST Road (opposite to New Bus Stand),  
Chengalpattu – 603 001.  
(along with a copy of approved layout plan).
4. 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. 2<sup>nd</sup> cited).
5. Stock file /Spare Copy. ✓

