



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/20886/2019

Dated: 29.06.2020

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.No.1/2 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.L1/2019/000298 dated 15.12.2019.
 2. This office letter even No. dated 23.12.2019 addressed to the CE, WRD, PWD, Chennai Region.
 3. This office letter even No.-1 dated 28.01.2020 addressed to the applicant.
 4. This office letter even No.-2 dated 28.01.2020 addressed to the Executive Officer, Thiruninravur Town Panchayat.
 5. The Executive Officer, Thiruninravur Town Panchayat letter Rc.No.20886/2019 dated 28.01.2020.
 6. The CE, WRD, PWD letter No.DB/T5(3)/I-Nadukuthagai Village-II/2020/M dated 03.02.2020.
 7. This office letter even No. dated 13.03.2020 addressed to the Sub-Registrar, Avadi.
 8. The Sub-Registrar, Avadi letter No.291/2020 dated 16.03.2020.
 9. This office DC Advice letter even No. dated 17.03.2020 addressed to the applicant.
 10. Applicant letter dated 20.03.2020 enclosing the receipts for payments.
 11. This office letter even No. dated 18.05.2020 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the Skeleton Plan.
 12. The Commissioner, Poonamallee Panchayat Union letter R.C.No.875/A3/2020 dated 09.06.2020 enclosing a copy of Gift deed for handing over of Road area and PP - 1 & 2 site registered as Doc.No.4467/2020 dated 09.06.2020 @ SRO, Avadi.
 13. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 14. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed layout of house sites in Laying out of house sites in S.No.1/2 of Nadukuthagai 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.

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 10th cited as called for in this office letter 9th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.10,000/- ✓	B-0015250 dated 13.12.2019
Development charge	Rs.20,000/- ✓	B-0016305 dated 20.03.2020
Layout Preparation charges	Rs.16,000/- ✓	
OSR charges (for 11 sq.m.)	Rs.50,000/- ✓	0005192 dated 20.03.2020
Contribution to Flag Day Fund	Rs. 500/- ✓	

4. The approved plan is numbered as **PPD/LO. No. 49/2020 dated 29.06.2020**. Three copies of layout plan and planning permit **No.13811** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 6th cited 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 13th & 14th cited.

Yours faithfully,

o/c
for Chief Planner, Layout
24/06/2020
25/6/2020
2/5

Encl: 1. 3 copies of layout plan.
2. Planning permit in duplicate
(with the direction not to use the logo of CMDA in the Layout plan since the same is registered).

Copy to: 1. Thiru. Antony George,
No.3/7, Kamaraj Street,
Metha Nagar, Madhavaram,
Ponneri, Thiruvallur,
Chennai - 600 051.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).

A. K. S.
7.8.20



3. 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. 6th cited).
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. Stock file /Spare Copy