



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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**Letter No. L1/21193/2018**

**Dated: 9.05.2019**

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.Nos.14/1, 14/2 part & 18/2A1 part  
of Melpakkam Village, Poonamallee Taluk, Thiruvallur District,  
Poonamallee Panchayat Union limit – Approved - Reg.

- Ref:
1. The Planning Permission Application for laying out of house sites received in APU No. L1/2018/000290 dated 20.11.2018.
  2. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Melpakkam-I&C/2017 dated 03.08.2017 & 09.11.2017.
  3. This office letter dated 18.01.2019 addressed to the applicant.
  4. Applicant letter dated 13.02.2019.
  5. This office DC advice letter even No. dated 27.02.2019 addressed to the applicant.
  6. Applicant letter dated 28.02.2019 enclosing the receipt for payments.
  7. This office letter even No. dated 07.03.2019 addressed to the Commissioner, Poonamallee Panchayat Union.
  8. The Commissioner, Poonamallee Panchayat Union letter Rc.No.0740/2019/A3 dated 26.04.2019 enclosing the Gift Deed for Road area registered as Document No.6190/2019 dated 16.04.2019 @ SRO, Kundrathur.
  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 S.Nos.14/1, 14/2 part & 18/2A1 part of Melpakkam Village, Poonamallee 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 6<sup>th</sup> cited as called for in this office letter 5<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 3,500/-	B-008469 dated 19.11.2018
Development Charge for land	Rs. 10,000/-	B-009291 dated 28.02.2019
Layout Preparation charges	Rs. 7,000/-	
Contribution to Flag Day Fund	Rs. 500/-	649437 dated 28.02.2019

4. The approved plan is numbered as **PPD/LO. No.59/2019** dated **09.05.2019**. Three copies of layout plan and planning permit **No.12378** 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.

6. 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-Melpakkam-I&C/2017 dated 03.08.2017 & 09.11.2017 and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release 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,

for Principal Secretary /  
Member Secretary

Senior Planner, (MSB)

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. M/s.VGN Homes Pvt. Ltd.,  
PoA on behalf of Thiru.V.N.Devadoss &  
M/s.Shivani Constructions,  
No.333, Poonamallee High Road,  
Aminjikarai, Chennai – 600 029.

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

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. 2<sup>nd</sup> cited).

4. Stock file /Spare Copy