

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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Egmore, Chennai - 600 008
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E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/22664/2018**Dated: 29.08.2019**

To

The Commissioner

Poonamallee Panchayat Union.
Poonamallee, Chennai – 600056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.Nos.85/2A, 86/2, 87/1 & 2, 90 & 97 of Meppur village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2018/000314 dated 12.12.2018.
 2. The Chief Engineer, WRD, Chennai Region, Chepauk, Chennai letter No.T1/013/Meppur/2016 dated 16.02.2016.
 3. The Chief Engineer, WRD, Chennai Region, Chepauk, Chennai letter No.DB/T5(3)/F-I-Meppur/2016 dated 21.02.2017.
 4. This office letter even No. dated 29.01.2019 addressed to the applicant.
 5. Applicant letter dated 04.02.2019.
 6. This office letter even No. dated 06.05.2019 addressed to the SRO, Kundrathur.
 7. Letter from the SRO, Kundrathur in Rc.No.4/2019 dated 20.05.2019.
 8. This office DC Advice letter even No. dated 27.05.2019 addressed to the applicant.
 9. Applicant letter dated 26.06.2019 & 28.06.2019 enclosing the receipt of payments.
 10. This office letter even No. dated 08.07.2019 addressed to the Commissioner Poonamallee Panchayat Union enclosing the skeleton plan.
 11. Applicant letter dated 07.07.2019 received on 08.07.2019.
 12. The Commissioner Poonamallee Panchayat Union letter Rc.No.1914/2019/A3 dated 31.07.2019 enclosing the Gift Deed for road area registered as Doc.No.11946/2019 dated 23.07.2019 @ SRO, Kundrathur.
 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 laying out of house sites in S.Nos.85/2A, 86/2, 87/1 & 2, 90 & 97 of Meppur 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.

4. The applicant has remitted the following charges / fees in the reference 9th cited as called for in this office letter 8th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.15,000/-	B 008656 dated 12.12.2018
Development charges for land	Rs.35,000/-	B 0012482 dated 26.06.2019
Layout Preparation charges	Rs.30,000/-	
Open Space Reservation charges (365 sq.m.)	Rs.18,50,000/-	
Contribution to Flag Day Fund	RS. 500/-	649700 dated 28.06.2019

5. The approved plan is numbered as **PPD/LO. No. 95/2019** dated **29.08.2019**. Three copies of layout plan and planning permit **No.12717** are sent herewith for further action.

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.T1/013/Meppur/2016 dated 16.02.2016 & letter No.DB/T5(3)/F-I-Meppur/2016 dated 21.02.2017 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 13th & 14th cited.

Yours faithfully,

o/c

29/8/19

2/5

for Member-Secretary

28/8/19
28/8/2019

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 S.Sethuraman & Tmt.S.Gayathri,
Plot No.8, Flat No.F2, Andal IRIS,
Sri Meenatchi Nagar,
Mangadu, Chennai-600 122.

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. 2nd & 3rd cited).

4. Stock file /Spare Copy

A-kumar
2-9-19