



**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](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. L1/22946/2018**

**Dated: 5.10.2020**

To

**The Commissioner**

Puzhal Panchayat Union

Puzhal, Chennai – 600 066.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house site comprised in S.No.8/11 of Grant Lyon village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit – Approved - Reg.

- Ref:
1. PPA for laying out of house sites forwarded by the Commissioner, Puzhal Panchayat Union in letter Rc.No.2898/2018/A3 dated 18.12.2018.
  2. This office letter even No. dated 14.03.2019 addressed to the applicant.
  3. Applicant letter dated 15.03.2019.
  4. This office letter even No. dated 29.04.2019 addressed to the applicant.
  5. Applicant letter dated 21.05.2019.
  6. This office letter even No. dated 31.05.2019 addressed to the applicant.
  7. Applicant letter dated 18.06.2019.
  8. This office letter even No. dated 21.06.2019 addressed to the applicant.
  9. Applicant letter dated 11.07.2019.
  10. This office DC Advice letter even No. dated 14.08.2019 addressed to the applicant.
  11. Applicant letter dated 21.08.2019 enclosing the receipts for payments.
  12. This office letter even No. dated 28.08.2019 addressed to the Commissioner, Puzhal Panchayat Union enclosing the skeleton plan.
  13. Applicant letter dated 29.07.2020 enclosing the revised layout plan.
  14. This office letter even No. dated 24.08.2020 addressed to the applicant.
  15. Applicant letter dated 26.08.2020 enclosing the receipt of payment for OSR charge.
  16. This office letter even No. dated 02.09.2020 addressed to the Commissioner, Puzhal Panchayat Union enclosing the skeleton plan.
  17. The Commissioner, Puzhal Panchayat Union letter Rc.No.1038/2020/A3 dated 21.09.2020 enclosing a copy of Gift deed for Road area registered as Doc. No.6961/2020 dated 18.09.2020 @ SRO, Redhills.
  18. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  19. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house site comprised in S.No.8/11 of Grant Lyon village, Ponneri Taluk, Thiruvallur District, Puzhal 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 11<sup>th</sup> & 15<sup>th</sup> cited as called for in this office letter 10<sup>th</sup> & 14<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.6,000/-	B-009751 dated 14.03.2019
Development charge	Rs.15,000/-	B-0013662 dated 21.08.2019
Layout Preparation charges	Rs.8,000/-	
OSR charge (for 8 sq.m.)	Rs.30,000/-	B-0017084 dated 26.08.2020
Contribution to Flag Day Fund	Rs.500/-	2761637 to 2761641 dated 21.08.2019

4. The approved plan is numbered as **PPD/LO.No.83/2020 dated 5.10.2020**. Three copies of layout plan and planning permit **No.13845** are sent herewith for further action.

5. You are requested to ensure that road is formed as shown in the approved plan, 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 18<sup>th</sup> & 19<sup>th</sup> cited.

Yours faithfully,

*o/c* *Ag 5/10/20* *2/5*  
for Chief Planner, Layout

*L* *05/10/2020* *05/10/2020*

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.T.Manivannan,  
No.53/54, Second Lane,  
Madhavaram High Road (North),  
Perambur, Chennai – 600 011.

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

3. Stock file /Spare Copy. /

