



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. L1/2391/2017

Dated: .11.2017

To

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Amalgamation of 35 Nos. of plots bearing Nos.3 to 9, 12 to 17, 28 to 32, 35 to 38, 72 to 76 and 78 to 85 lying in an approved layout sanctioned by CMDA vide PPD/LO No.04/2016 dated 12.02.2016 and re-subdivision of the same into 51 Nos. of residential plots comprised in S.Nos. 193/4 & 5 part and 244/2 part of Melmanambedu Village & S.No.378/1A part of Thirukovilpattu Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

- Ref:
- ✓ 1. PPA received in APU No. ~~L1/2316/000026~~ & L1/2017/000099 dated 20.02.2017.
 - ✓ 2. Applicant letter dated 23.03.2017.
 - ✓ 3. Applicant letter dated 26.04.2017.
 - ✓ 4. This office letter even No. dated 06.07.2017 addressed to the applicant.
 - ✓ 5. Applicant letter dated 14.07.2017.
 - ✓ 6. Applicant letter dated 16.08.2017 & 21.08.2017.
 - ✓ 7. Applicant letter dated 14.09.2017.
 - ✓ 8. This office DC Advice letter even No. dated 17.10.2017 addressed to the applicant.
 - ✓ 9. Applicant letter dated 20.10.2017 enclosing the receipt for payments.
 - ✓ 10. This office supplementary DC Advice letter even No. dated 27.10.2017.
 - ✓ 11. Applicant letter dated 30.10.2017 enclosing the receipt for regularization charges.
 - ✓ 12. G.O.No.112, H&UD Department dated 22.06.2017.
 - ✓ 13. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1st cited for Amalgamation of 35 Nos. of plots bearing Nos.3 to 9, 12 to 17, 28 to 32, 35 to 38, 72 to 76 and 78 to 85 lying in an approved layout sanctioned by CMDA vide PPD/LO No.04/2016 dated 12.02.2016 and re-subdivision of the same into 51 Nos. of residential plots comprised in S.Nos. 193/4 & 5 part and 244/2 part of Melmanambedu Village & S.No.378/1A part of Thirukovilpattu 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 9th & 11th cited as called for in this office letter 8th & 10th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 14,000/-	B-003611 dated 17.02.2017 ✓
Layout Preparation charges	Rs. 16,000/- ✓	B-005847 dated 20.10.2017 ✓
Regularisation charges	Rs. 2,41,000/- ✓	B-005923 dated 30.10.2017 ✓
Contribution to Flag Day Fund	Rs. 500/- ✓	339183 dated 20.10.2017 ✓

4. The approved plan is numbered as **PPD/LO. No.51/2017**. Three copies of layout plan and planning permit **No.11518** are sent herewith for further action.

5. You are requested to ensure that ^{the} roads ^{and private passages} are formed as shown in the plan before sanctioning 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 12th & 13th cited.

Yours faithfully,

o/c *[Signature]*
07/11/2017

for MEMBER SECRETARY

[Signature]
7/11/17 07/11/2017 2/3

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.Ashok Nandavanam Properties
Private Limited, Represented by its Director
Thiru.S Asokan. (GPOA for Tr. D. Nijalingam & P. Kumaravel)
No.11, F -Block, 2nd Main Road,
Anna Nagar East,
Chennai - 600102..

2. The Deputy Planner, A. Lashmi 16.11.17
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. Stock file /Spare Copy