



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. L1/344/2016

Dated: 06/06.2017

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house site in S.No. 433/3 of Thiruninravur (Madura Melakuppam) village (Thiruninravur 'B' village as per Patta), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

- Ref:**
1. PPA received received from the Commissioner, Poonamallee Panchayat Union vide letter RC. No. 3686/A3/2015 dated 29.12.2015.
 2. This office letter even No. dated 22.01.2016 addressed to the applicant.
 3. Applicant letter dated 27.01.2016.
 4. This office letter even No. dated 24.03.2016 addressed to the C.E., WRD, Chennai Region (PWD).
 5. This office letter even No. dated 24.03.2016 addressed to the applicant.
 6. Applicant Letter dated 08.07.2016 enclosing the Certificate issued in letter No. K. Dis. No. 3377/2016/A3, dated 04.06.2016 by the Tahsildar, Avadi.
 7. This office DC advice letter even No. dated 29.08.2016 addressed to the applicant.
 8. Applicant letter dated 01.09.2016.
 9. This office reminder letter even No. dated 12.09.2016 addressed to the C.E., WRD, Chennai Region (PWD).
 10. Applicant letter dated 16.02.2017 & 22.03.2017.
 11. Letter No. DB / T5(3) / F – Inundation – Thiruninravur / 2016 / M / 14.03.2017 received from the CE, WRD, Chennai Region(PWD).
 12. This office letter even No. dated 24.04.2017 addressed to the Commissioner, Poonamallee Panchayat Union.
 13. Letter in Rc.No.865/A3/2016 dated 10.05.2017 received from the Commissioner, Poonamallee Panchayat Union enclosing the Gift Deed registered as Document No.3388/2017 dated 05.05.2017.

The proposal received in the reference 1st cited for the proposed Layout of house sites in S.No. 433/3 of Thiruninravur (Madura Melakuppam) village (Thiruninravur 'B' village as per Patta), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and layout plan has been revised 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.

3. 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 as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 5,000/-	B 00097 dated 22.01.2016
Development Charge for land	Rs. 8,550/-	C 100013 dated 30.08.2016
Layout Preparation charges	Rs. 5,100/-	
Contribution to Flag Day Fund	Rs. 1,350/-	

5. The approved plan is numbered as **PPD/LO. No. 17/2017**. Three copies of layout plan and planning permit **No.9381** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan before sanctioning the layout.

Yours faithfully,

Se
06/06/2017

for MEMBER SECRETARY

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).

Se
2/6/17
05/06/2017

Copy to: 1. Thiru. Sekar Babu Gogineni,
696, 'W'-Block, 'D' Sector,
Anna Nagar West Extension,
Chennai – 600 101.

A. Jayaraj
14.6.17

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)

4. Stock file /Spare Copy