



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. L1/3777/2020

Dated: 23.10.2020

To

The Commissioner

Puzhal Panchayat Union
Puzhal, Chennai – 600 066.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of Public Purpose Plot bearing Nos. I & II lies in CMDA approved layout PPD/LO No.42/2018 into house sites comprised in S.Nos.2/1 part (as per patta 2/1A1A1A part), 3/2 part, 3/4 part (as per patta 3/4A1A part), 3/5 part (as per patta 3/5A1A1 part), 13/3 part & 15/1 part of Sirugavoor Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000056 dated 05.03.2020.
 2. Layout of house sites approved vide PPD/LO No.42/2018 in letter No.L1/4398/2016-1 dated 20.06.2018.
 3. Applicant letter dated 11.05.2020 received on 13.05.2020.
 4. This office letter even No dated 21.05.2020 addressed to the applicant.
 5. Applicant letter dated 26.05.2020.
 6. This office letter even No dated 01.06.2020 addressed to the applicant.
 7. Applicant letter dated 03.06.2020.
 8. This office DC advice letter even No. dated 08.07.2020 addressed to the applicant.
 9. Applicant letter dated 09.07.2020 enclosing receipt of payments.
 10. This office letter even No. dated 17.07.2020 addressed to the Commissioner, Puzhal Panchayat Union enclosing the Skeleton Plan.
 11. The Commissioner, Puzhal Panchayat Union letter Rc.No.0796/2019/A3 dated 26.08.2020 enclosing a copy of Gift deed for handing over of the PP-1 & PP-2 site registered as Doc. No.4738/2020 dated 05.08.2020 @ SRO, Redhills.
 12. This office reminder letter even No. dated 29.08.2020 addressed to the applicant.
 13. Applicant letter dated 19.08.2020.
 14. Applicant letter dated 07.09.2020 enclosing the revised plan.
 15. Applicant letter dated 07.10.2020.
 16. This office supplementary DC advice letter even No. dated 19.10.2020 addressed to the applicant.
 17. Applicant letter dated 20.10.2020 enclosing receipt of payment of balance Layout preparation charge.
 18. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 19. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.



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The proposal received in the reference 1st cited for laying out of Public Purpose Plot bearing Nos. I & II lies in CMDA approved layout PPD/LO No.42/2018 into house sites comprised in S.Nos.2/1 part (as per patta 2/1A1A1A part), 3/2 part, 3/4 part (as per patta

3/4A1A part), 3/5 part (as per patta 3/5A1A1 part), 13/3 part & 15/1 part of Sirugavoor Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 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 in the reference 9th & 17th cited has remitted the following charges / fees as called for in this office letter 8th & 16th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.9,100/-	B-0016099 dated 03.03.2020
Layout Preparation charge	Rs.8,000/-	B-0016656 dated 09.07.2020
Flag Day Fund	Rs.500/-	0005305 dated 09.07.2020
Balance Layout Preparation charge	Rs.8,000/-	B-0017614 dated 20.10.2020

4. The approved plan is numbered as **PPD/LO. No.96/2020 dated 23.10.2020**. Three copies of layout plan and planning permit **No.13858** are sent herewith for further action.

5. 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 18th & 19th cited.

Yours faithfully,

o/c
 for Chief Planner, Layout
 23/10/2020
 2/5

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.Sivasankar Real Assets Private Limited, represented by its Director Thiru.A.Sivasankar, GPA on behalf of Tvl.T.Dhanalakshmi & T.Sathishkumar, M/s.Ashok Nandavanam Properties Private Limited, rep. by its Authorized Signatory Thiru.A.Sivasankar and Thiru.S.Asokan, No.11, F-Block, Second Main Road, Anna Nagar East, Chennai - 600 102.

- 2/11/2020
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
 3. **The Superintending Engineer,**
Chengalpattu Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130, GST Road (opposite to New Bus Stand),
Chengalpattu – 603 001.
(along with a copy of approved layout plan).
 4. Stock file /Spare Copy.