


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

 Web site: www.cmdachennai.gov.in
Letter No. L1/4002/2017
Dated: 16.03.2018

To

The Commissioner,
 Poonamallee Panchayat Union,
 Poonamallee,
 Chennai - 600056

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house site for amalgamation and resub-division of 32No. of regular plots bearing Nos.31, 32, 39 to 43, 64 to 67, 71 to 78, 92, 261 to 266, 271 to 276 and re-subdivision of the same in to 58 residential plots and conversion of 6 Nos. of Public Purpose plots bearing Nos. I to IV, XXXVI & XXXVII in to residential use and Sub-division of the same in to 12 plots all lying in an approved layout sanctioned by CMDA vide PPD/L.O.No.19/2014 dated 23.06.2014 comprised in S. Nos. 379/1A, 1B, 1C, 1D, 2A, 2B & 2D, 380/4, and 382/1B & 2A2 of Thirukoilpattu village (Voyalanallur-B), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit. – Approved - Reg.

- Ref:
1. Planning Permission Application received in APU No.L1/2017/000171 dated 21.03.2017.
 2. Applicant letter dated 16.08.2017.
 3. This office letter even no. dated 25.10.2017 addressed to the applicant.
 4. Applicant letter dated 08.11.2017.
 5. This office letter even No. dated: 08.12.2017 addressed to the applicant.
 6. Applicant letter dated 18.12.2017.
 7. Earlier approved for layout in PPD/L.O.No.19/2014.
 8. This office DC advice letter even no. dated 08.03.2018 addressed to the applicant.
 9. Applicant letter dated 12.03.2018 enclosing the receipt of payment.
 10. G.O.No.112, H&UD Department dated 22.06.2017.
 11. Secretary (H & UD and TNRERA) Lr. No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1st cited for amalgamation and resub-division of 32 Nos. of regular plots bearing Nos.31, 32, 39 to 43, 64 to 67, 71 to 78, 92, 261 to 266, 271 to 276 and re-subdivision of the same in to 58 residential plots and conversion of 6 Nos. of Public Purpose Plots bearing Nos. I to IV, XXXVI & XXXVII in to residential use and Sub-division of the same in to 12 plots all lying in an approved layout sanctioned by CMDA vide PPD/L.O.No.19/2014 dated 23.06.2014 comprised in S. Nos. 379/1A, 1B, 1C, 1D, 2A, 2B & 2D, 380/4, and 382/1B & 2A2 of Thirukoilpattu village (Voyalanallur-B), 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.

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.

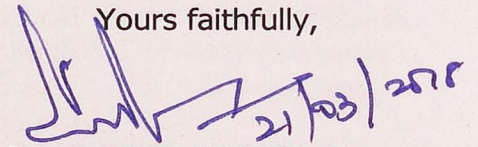
4. The applicant has remitted the following charges / fees in the reference 9th cited as called for in this office letter 8th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 13,500/-	B 003975 dated 21.03.2017
Layout Preparation charges	Rs.22,000/-	B 006875 dated 12.03.2018
Contribution to Flag Day Fund	RS. 500/-	634570 dated 12.03.2018

5. The approved plan is numbered as **PPD/LO. No.18/2018**. Three copies of layout plan and planning permit **No.11549** are sent herewith for further action.

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 10th & 11th cited.

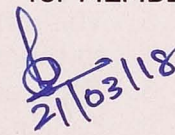
Yours faithfully,


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).

Copy to:

1. M/s. Ashok Nandavanam Properties Private Limited & others,
No.11, 'F' – Block, 2nd Main Road
Anna Nagar East,
Chennai – 600102.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. Stock file /Spare Copy


21/03/18