



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
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Letter No. L1/4427/2019

Dated: 21.09.2020

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed layout of Public Purpose Plot Nos. I, II & III lying in the approved layout No.PPD/ L.O. No. 12/2017 into residential plots comprised in part of S.Nos.75/1 and 87/6 of Nemam 'A' Village Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application received in APU No.L1/2019/000039 dated 14.03.2019.
  2. Layout for house sites approved vide PPD/LO No.12/2017 in letter No.L1/21012/2015-1 dated 08.05.2017.
  3. This office letter even No. dated 03.06.2019 addressed to the applicant.
  4. Applicant letter dated 01.07.2019
  5. This office letter even No. dated 10.07.2019 addressed to the applicant.
  6. This office DC Advice letter even No. dated 30.07.2019 addressed to the applicant.
  7. Applicant letter dated 31.07.2019 & 05.08.2019 enclosing the receipt for payments.
  8. This office letter even No.-1 dated 08.08.2019 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the skeleton plan.
  9. This office letter even No.-2 dated 08.08.2019 addressed to the Superintendent Engineer, Chengalpattu Electricity Distribution Circle TANGEDCO, Chengalpattu enclosing a skeleton plan.
  10. Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government in G.O. (Ms) No.18, MAWS Department, dated 04.02.2019, amendment made to the TNCDBR published in TNGZT dated 30.01.2020.
  11. Applicant letter dated 17.07.2020.
  12. This office letter even No. dated 05.08.2020 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the skeleton plan.
  13. Applicant letter dated 19.08.2020 & 27.08.2020.
  14. The Commissioner, Poonamallee Panchayat Union letter Rc.No.1361/A3/2020 dated 04.09.2020 enclosing the Gift Deed for handing over of Road area, PP-1 & PP-2 site registered as Doc.No.7102/2020 dated 01.09.2020 @ SRO, Avadi.
  15. G.O.No.112, H&UD Department dated 22.06.2017.
  16. The Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for Proposed layout of Public Purpose Plot Nos. I, II & III lying in the approved layout No.PPD/ L.O. No. 12/2017 in to residential plots comprised in part of S.Nos.75/1 and 87/6 of Nemam 'A' Village Poonamallee Taluk, Thiruvallur District, Poonamallee 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 7<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 6<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.4,800/-	B-009670 dated 13.03.2019
Layout Preparation charge	Rs.8,000/-	B-0013303 dated 31.07.2019
Balance Scrutiny Fee	Rs.500/-	
Flag Day Fund	Rs.500/-	2761482 TO 2761486 dated 05.08.2019

4. The approved plan is numbered as **PPD/LO. No.74/2020 dated .09.2020**. Three copies of layout plan and planning permit **No.13836** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan before sanctioning and release of the layout plan.

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 15<sup>th</sup> & 16<sup>th</sup> 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. Thiru.S.Asokan, GPA on behalf of Tmt.A.Devi  
No.11, F-Block, 2<sup>nd</sup> Main Road,  
Anna Nagar East,  
Chennai – 600 102





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

A. Laxmi  
26-9-20

4/3. Stock file /Spare Copy.

3. The Superintending Engineer,  
Chengalpattu Electricity Distribution  
Circle, Chengalpattu.

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