



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. L1/4511/2019

Dated: 23.10.2020

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 lying in the approved layout No.PPD/ L.O. No. 41/2017 in to house sites comprised in S.Nos.50 part and 63/2 part, 3 & 4 part of Nemam 'A' village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit – Approved - Reg.

- Ref:
1. Planning Permission Application received in APU No.L1/2019/000044 dated 15.03.2019.
 2. Layout for house sites approved vide PPD/LO No.41/2017 in letter No.L1/21011/2015-1 dated 11.09.2017.
 3. This office letter even No. dated 31.05.2019 addressed to the applicant.
 4. Applicant letter dated 01.07.2019.
 5. This office DC Advice letter even No. dated 05.07.2019 addressed to the applicant.
 6. Applicant letter dated 22.07.2019 enclosing the receipt for payments.
 7. This office letter even No. dated 30.07.2019 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the skeleton plan.
 8. This office letter even No.-2 dated 30.07.2019 addressed to the Superintendent Engineer, Chengalpattu Electricity Distribution Circle TANGEDCO, Chengalpattu enclosing a skeleton plan
 9. Amendment to TNCDB&R, 2019 approved in G.O. (Ms) No.16, MAWS (MA1) Department, dated 31.01.2020 and published in the TNGG issue No.41 dated 31.01.2020.
 10. Applicant letter dated 17.07.2020.
 11. This office letter even No.dated 04.08.2020 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the skeleton plan.
 12. Applicant letter dated 19.08.2020 & 27.08.2020.
 13. The Commissioner, Poonamallee Panchayat Union letter Rc.No.1362/2020/A3 dated 09.10.2020 enclosing the Gift Deed for handing over of PP-1 & PP-2 site registered as Doc.No.8915/2020 dated 01.10.2020 @ SRO, Avadi.
 14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 15. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for Proposed layout of Public Purpose Plot Nos. I & II lying in the approved layout No.PPD/ L.O. No. 41/2017 in to house sites comprised in S.Nos.50 part and 63/2 part, 3 & 4 part 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 6th cited has remitted the following charges / fees as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3,300/-	B-009717 dated 14.03.2019
Layout Preparation charge	Rs.6,000/-	B-0013114 dated 22.07.2019
Flag Day Fund	Rs.500/-	2761326 TO 2761330 dated 25.07.2019

4. The approved plan is numbered as **PPD/LO. No.95/2020 dated 23.10.2020**. Three copies of layout plan and planning permit **No.13857** 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 14th & 15th cited.

Yours faithfully,

o/c
23/10/20
for Chief Planner, Layout 2/5
22/10/2020
22/10/2020

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 Nadavanam Properties Pvt. Ltd.,
No.11, F- Block, II 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).
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.

