



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. L1/4760/2020

Dated: 22.10.2020

To

The Commissioner

Poonamallee Panchayat Union,
Poonamallee,
Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in S.Nos.239/5A1B, 6 & 7 and 254/1, 2 & 4 of Ayalchery Village (Sorancheri-A Village as per patta), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

Ref:

1. PPA for laying out of house sites received in CMDA vide Ref. APU No. L1/2020/000061 dated 11.05.2020.
2. This office letter even No. dated 26.05.2020 addressed to the CE, WRD, PWD, Chennai Region.
3. This office DC Advice letter even No. dated 22.07.2020 addressed to the applicant.
4. Applicant letter dated 24.07.2020 enclosing the receipt for payments.
5. This office letter even No. dated 28.07.2020 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the skeleton plan.
6. The Commissioner, Poonamallee Panchayat Union letter R.C.No.1226/A3/2020 dated 28.08.2020 has sent a copy of Gift deed for Road space, Park Area, PP site-1 and PP site-2 registered as Doc.No.2002/2020 dated 20.08.2020 @ SRO, Poonamallee.
7. Applicant letter dated 11.09.2020.
8. The C.E., PWD, WRD, Chennai Region in letter No.DB/T5(3)/F-Ayalchery (Soranchery-A)/2020 dated 07.10.2020.
9. Applicant letter dated 12.10.2020.
10. G.O.No.112, H&UD Department dated 22.06.2017.
11. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed laying out of house sites in S.Nos.239/5A1B, 6 & 7 and 254/1, 2 & 4 of Ayalchery Village (Sorancheri-A Village as per patta), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development & 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 4th cited has remitted the following charges / fees as called for in this office letter 3th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 25,200/-	B-0016156 dated 06.03.2020
Development charge	Rs. 55,000/-	B-16771 dated 24.07.2020
Layout Preparation charge	Rs. 28,000/-	
Regularization charge	Rs. 25,000/-	
Flag Day Fund	Rs. 500/-	0005345 dated 24.07.2020

4. The approved plan is numbered as **PPD/LO. No.93/2020 dated 22.10.2020**. Three copies of layout plan and planning permit **No.13855** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 8th cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout.

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,

olc
 22/10/20
 2/5
 for Member-Secretary
 21/10/2020

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. Thiru.G.Sampath, GPA on behalf of M/s.Sri Moogambiga Brick Works & Thiru.R.Venkatesan, No.66, Perumal Kidol Street, Alapakkam, Porur, Chennai-600 116.
 2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8. (along with a copy of approved layout plan).
 21/11/2020
 3. The Chief Engineer, WRD, Chennai Region (PWD), Chepauk, Chennai – 600 005. (along with a copy of approved layout plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 8th cited).



4. The Superintending Engineer,
Chennai Electricity Distribution Circle, (South-II).
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai-600 078.
(along with a copy of approved layout plan).
5. Stock file /Spare Copy

