



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.L1/512/2017

Dated: .02.2018

To

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

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - conversion of Green Space lying in an CMDA approved Layout vide P.P.D./L.O.No.11/2008 in to residential use and sub-division of the same as house sites comprised in S.No.104/2 part of Meppur Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved – Reg.

- Ref:
1. PPA received in APU No.L1/2017/000020 dated 09.01.2017.
 2. Laying out of house sites approved in letter No.L1/16450/2007 dated 28.04.2008 vide PPD/LO No.11/2008.
 3. This Office letter even No. dated 11.07.2017 addressed to the Member Secretary, TNPCB.
 4. Member Secretary, TNPCB Letter No.DEE/TNPCB/TLR/2017 dated 30.10.2017.
 5. Minutes of the Technical Committee Meeting held on 02.01.2018.
 6. This office DC Advice letter even No. dated 01.02.2018.
 7. Applicant letter dated 06.02.2018 enclosing the receipts for payments

The Planning Permission Application received in the reference 1st cited for the proposed conversion of Green Space lying in an CMDA approved Layout vide P.P.D./L.O.No.11/2008 in to residential use and sub-division of the same as house sites comprised in S.No.104/2 part of Meppur Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and the conversion *and sub-division* sketch 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.



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 has remitted the charges / fees in the reference 7th cited as called for in this office letter 6th cited:

| Description of charges | Amount | Receipt No. & Date |
|----------------------------|--------------|------------------------------|
| Scrutiny Fee | Rs.1,000/- ✓ | B-003276, dated 09.01.2017 ✓ |
| Layout Preparation charges | Rs.1,000/- ✓ | B-006594, dated 06.02.2018 ✓ |
| Flag Day Fund | Rs. 500/- ✓ | B-006595, dated 06.02.2018 ✓ |

4. The approved plan is numbered as **PPD/LO. No. 12/2018**. Three copies of layout plan and planning permit **No.11543** are sent herewith for further action.

Yours faithfully,

o/c
15/02/2018
for MEMBER SECRETARY *2/5*
14/02/2018

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. Tmt.S.Gayathri GPoA of K.Niranjaniya,
Plot No.8, Meenakshi Nagar,
Mangadu,
Chennai-600 102.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. Stock file /Spare Copy

A. Laxmi