



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Egmore, Chennai - 600 008
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Letter No. L1/5306/2019

Dated: 09.10.2019

To

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division of Public Purpose Plot I in CMDA approved layout PPD/LO No.62/2017 comprised in S.No.9/1A part & 2A part of Melpakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for sub-division of house sites received in APU No. L1/2019/000063 dated 25.03.2019.
 2. Layout of house sites approved vide PPD/LO No.62/2017 in letter No.L1/16737/2016-1 dated 22.12.2017.
 3. Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government in G.O. (Ms) No.18, MAWS Department, dated 04.02.2019.
 4. This office letter even No. dated 09.04.2019 addressed to the Applicant.
 5. Applicant letter dated 15.04.2019.
 6. This office DC Advice letter even No. dated 20.06.2019 addressed to the applicant.
 7. Applicant letter dated 09.07.2019 enclosing the receipts for payments.
 8. This office letter even No.1 dated 16.07.2019 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the Skeleton Plan.
 9. This office letter even No.-2 dated 16.07.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle, West, TANGEDCO enclosing the Skeleton Plan.
 10. Applicant letter dated 05.08.2019 enclosing revised sub-division plan.
 11. This office letter even No.-1 dated 30.08.2019 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the revised skeleton plan.
 12. This office letter even No.-2 dated 30.08.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle, West, TANGEDCO enclosing the revised skeleton plan.
 13. The Commissioner, Poonamallee Panchayat Union letter Rc.No.2409/2019/A3 dated 20.09.2019 enclosing the Gift Deed for handing over of PP site registered as Document No.15269/2019 dated 18.09.2019 @ SRO, Kundrathur.
 14. The Superintending Engineer, Chennai Electricity Distribution Circle, West, TANGEDCO in letter No.SE/CEDC/W/EE/GI/AEE/C/F.Land/D.508/2019 dated 20.09.2019 enclosing the Gift Deed for handing over of PP site registered as Document No.15268/2019 dated 18.09.2019 @

09/10/19

சென்னை மெட்ரோபாலிட்டன் டீவலப்மென்ட் ஆதரிட்டி



SRO, Kundrathur.

15. G.O.No.112, H&UD Department dated 22.06.2017.

16. 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 sub-division of Public Purpose Plot I in CMDA approved layout PPD/LO No.62/2017 comprised in S.No.9/1A part & 2A part of Melpakkam Village, 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.

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

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3,850/- ✓	B-0010039 dated 22.03.2019
Layout Preparation charge	Rs.4,000/- ✓	B-0012828 dated 09.07.2019 ✓
Flag Day Fund	Rs. 500/- ✓	2761037 ✓ to 2761041 ✓ dated 09.07.2019

4. The approved plan is numbered as **PPD/LO. No.104/2019 dated 3 .10.2019.** Three copies of layout plan and planning permit **No.12726** 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 15th & 16th cited.

Yours faithfully,

o/c
kg
3/10/19
for Chief Planner, MSB/Layout

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.VGN Homes Pvt. Ltd.,
PoA on behalf of Thiru.V.N.Devadoss &
M/s.Shivani Constructions,
No.333, Poonamallee High Road,
Aminjikarai, Chennai – 600 029.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
 3. **The Superintending Engineer,**
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
@ Thirumangalam, Chennai-600 040.
(along with a copy of approved layout plan).
 4. Stock file /Spare Copy

11/10/19

