



**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](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. L1/5308/2019

Dated: 10.06.2020

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 the property comprised in S.Nos.119/4, 120/1, 2A, 2B, 2C, 4A, 4B, 5A & 5B, 121/1 & 2, 122/1, 2A & 2B, 124/1, 2, 3 & 4, 125/1, 126/1A, 1B1, 1B2A, 1B2C, 2, 3A1B, 3A3 & 3C2A part of Kuthambakkam village and S.Nos.13/2 & 23/1 of Nemam 'A' village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit – Approved - Reg.

- Ref:
1. Planning Permission Application received in CMDA vide APU No.L1/2019/000064 dated 25.03.2019.
  2. This office letter even No. dated 27.05.2019 addressed to the C.E., PWD, WRD, Chennai Region.
  3. This office letter even No. dated 27.05.2019 addressed to the applicant.
  4. Applicant letter dated 17.06.2019.
  5. This office letter even No. dated 20.06.2019 addressed to the applicant.
  6. Applicant letter dated 09.07.2019 & 10.07.2019.
  7. This office letter even No. dated 16.07.2019 addressed to the applicant.
  8. Applicant letter dated 15.07.2019 & 19.07.2020: 2019
  9. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I&C-Kuthambakkam & Nemam/2019/M dated 30.07.2019.
  10. Applicant letter dated 02.08.2019.
  11. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I&C-Kuthambakkam & Nemam/2019/M dated 30.08.2019 by amending certain conditions.
  12. This office DC Advice letter even No. dated 03.10.2019 addressed to the applicant.
  13. Applicant letter dated 12.12.2019 enclosing the receipts for payments.
  14. This office letter even No.-1 dated 19.12.2019 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the Skeleton plan.
  15. This office letter even No.-2 dated 19.12.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO enclosing the Skeleton plan.
  16. This office letter even No.3 dated 19.12.2019 addressed to the applicant.
  17. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO in letter No.SE / CEDC / CGL / AEE / GL / CHD / F.Land / D.No.1865 / 19-20 dated

16/6/2020  
சென்னை மெட்ரோபாலிட்டன் டிவலப்மென்ட் ஆதரி



01.02.2020 enclosing the Gift Deed for handing over of PP-2 site registered as Doc. No.1125/2020 dated 31.01.2020 @ SRO, Avadi.

18. The Commissioner, Poonamallee Panchayat Union letter Rc.No.4176/2019/A3 dated 11.02.2020 enclosing the Gift Deed for handing over of Road space, Park area & PP-1 site registered as Doc.No.18107/2019 dated 24.12.2019@ SRO, Avadi.
19. Applicant letter dated 22.05.2020.
20. G.O.No.112, H&UD Department dated 22.06.2017.
21. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the proposed layout of house sites in the property comprised in S.Nos.119/4, 120/1, 2A, 2B, 2C, 4A, 4B, 5A & 5B, 121/1 & 2, 122/1, 2A & 2B, 124/1, 2, 3 & 4, 125/1, 126/1A, 1B1, 1B2A, 1B2C, 2, 3A1B, 3A3 & 3C2 part of Kuthambakkam village and S.Nos.13/2 & 23/1 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 13<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 12<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.42,750/-	B-008925 dated 04.02.2019
Development charge	Rs.85,000/-	B-0015213 dated 12.12.2019
Layout Preparation charge	Rs.45,000/-	
Balance Scrutiny Fee	Rs.1000/-	
Regularization charge	Rs.8,15,000/-	781072 dated 12.12.2019
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.45/2020 dated 10.06.2020**. Three copies of layout plan and planning permit **No.13807** are sent herewith for further action.

5. You are requested to ensure that roads and Park are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 9<sup>th</sup> & 11<sup>th</sup> 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 20<sup>th</sup> & 21<sup>th</sup> cited.

Yours faithfully,

O/c

*[Signature]*  
10/6/20  
for Member Secretary

2/5

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).

*[Signature]*  
10/06/2020

*[Signature]*  
15/06/2020

- Copy to:
1. M/s.Land Promoters Private Limited,  
No.554, Kundrathur Main Road,  
Kumananchavadi,  
Chennai-600 056.
  2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).
  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. 9<sup>th</sup> & 11<sup>th</sup> cited).
  4. **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).
  5. Stock file /Spare Copy.

*A-L*  
17.6.20

