



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-23548416  
E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)  
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**Letter No. L1/5505/2019**

**Dated: 19.06.2019**

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

Sir,

**Sub:** CMDA - Area Plans Unit - Layout Division - Planning Permission –  
– Sub-division of house sites in S.No.83/3A of Nadukuthagai  
Village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat  
Union limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in APU No. L1/2018/000069 dated 28.03.2019.
  2. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)F – Nadukuthagai -I- II/2018/M dated 30.11.2018.
  3. Applicant letter dated 04.04.2019.
  4. This office letter even No. dated 03.05.2019 addressed to the applicant.
  5. Applicant letter dated 07.05.2019.
  6. This office DC Advice letter even No. dated 23.05.2019.
  7. Applicant letter dated 23.05.2019 received on 24.05.2019 enclosing receipt of payments.
  8. This office letter even No. dated 29.05.2019 addressed to the Commissioner, Poonamallee Panchayat Union
  9. The Commissioner, Poonamallee Panchayat Union letter Rc.No.1492/2019/A3 dated 04.06.2019 enclosing the Gift Deed for Road area registered as Document No.7868/2019 dated 04.06.2019 @ SRO, Avadi.
  10. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
  11. Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for sub-division of house sites in S.No.83/3A of Nadukuthagai Village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and <sup>Sub-division</sup> 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 has remitted the following charges / fees in the reference 7<sup>th</sup> cited as called for in this office letter 6<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 2,700/-	B-0010157 dated 26.03.2019
Development Charge for land	Rs. 8,000/-	B-0011820 dated 24.05.2019
Layout Preparation charges	Rs. 3,000/-	
Contribution to Flag Day Fund	Rs. 500/-	649602 dated 24.05.2019

4. The approved plan is numbered as **PPD/LO No.68/2019**. Three copies of layout plan and planning permit **No. 12387** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of all the conditions stipulated by PWD in their letter No. DE/T5(3)F-Nadukuthagai – I-II/2018/M dated 30.11.2018 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 10<sup>th</sup> & 11<sup>th</sup> cited.

Yours faithfully,

o/c

18/6/19  
for Principal Secretary / Senior Planner,  
Member Secretary 2/5

18/6/19

18/6/2019

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 sub-division plan since the same is registered).

Copy to: 1. Thiru.M.Mohan,  
A-46, 1<sup>st</sup> Floor,  
3<sup>rd</sup> Avenue, Anna Nagar,  
Chennai - 600 102.

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. 2<sup>nd</sup> cited).

4. Stock file /Spare Copy

