



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. L1/562/2020

Dated: 14.07.2020

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 bearing II abutting Monarch Street & Dormunt Street of VGN Windsor Park Phase-V lies in CMDA approved layout PPD/LO No.51/2018 comprised in S.No.80/1A2 part (as per patta S.No.80/1A2A1A1A) of Melpakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000007 dated 10.01.2020.
 2. Layout of house sites approved vide PPD/LO.No.51/2018 in letter No.L1/9492/2017-1 dated 16.08.2018.
 3. This office letter even No dated 05.02.2020 addressed to the applicant.
 4. Applicant letter dated 12.02.2020.
 5. This office DC Advice letter even No. dated 05.03.2020 addressed to the applicant.
 6. Applicant letter dated 09.03.2020 enclosing the receipt for payments.
 7. This office letter even No. dated 13.03.2020 addressed to the Commissioner, Poonamallee Panchayat Union enclosing a skeleton plan.
 8. The Commissioner, Poonamallee Panchayat Union letter Rc.No.815/A3/2020 dated 16.06.2020 enclosing the Gift Deed for handing over of PP-1 & PP-2 site registered as Doc. No.5837/2020 dated 12.06.2020 @ SRO, Kundrathur.
 9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 10. The 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 bearing II abutting Monarch Street & Dormunt Street of VGN Windsor Park Phase-V lies in CMDA approved layout PPD/LO No.51/2018 comprised in S.No.80/1A2 part (as per patta S.No.80/1A2A1A1A) of Melpakkam Village, 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 6th cited has remitted the following charges / fees as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.1,800/-	B-0015503 dated 10.01.2020
Layout Preparation charge	Rs.4,000/-	B-0016165 dated 09.03.2020
Flag Day Fund	Rs. 500/-	0005166 dated 09.03.2020

4. The approved plan is numbered as **PPD/LO. No.54/2020 dated 07.07.2020**. Three copies of layout plan and planning permit **No.13816** are sent herewith for further action. *sub-division*

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 9th & 10th cited.

Yours faithfully,

o/c
14/7/20
for Chief Planner, Layout *2/5*

sub-division
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 VGN Well Built Properties (P) Ltd.
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). *sub-division*
 3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
@ Thirumangalam, Chennai-600 040. *sub-division*
(along with a copy of approved layout plan).
 4. Stock file /Spare Copy
- 