



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/5729/2019

Dated: 10.10.2019

To

The Commissioner
Poonamallee Municipality,
Poonamallee,
Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
Proposed laying out of house site comprised in S.No.498/1A, 1B1A,
1B1B, 1B2, 1C1A, 1C1B, 1C2, 1D, 1E & 1F of Poonamallee Village,
Poonamallee Taluk, Thiruvallur District, Poonamallee Municipal limit –
Approved - Reg.

- Ref: 1. PPA received in ref. APU.NO.L1/2019/000070 dated 29.03.2019.
2. This office letter even No. dated 24.04.2019 addressed to the applicant.
3. Applicant letter dated 26.04.2019.
4. This office letter even No. dated 14.05.2019 addressed to the SRO, Poonamallee.
5. The SRO, Poonamallee letter No.95/2019 dated 15.05.2019.
6. This office DC Advice letter even No. dated 17.05.2019 addressed to the applicant.
7. Applicant letter dated 03.06.2019 enclosing the receipts for payments..
8. This office letter even No.1 dated 07.06.2019 addressed to the Commissioner, Poonamallee Municipality enclosing the Skeleton Plan.
9. This office letter even No.-2 dated 07.06.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle, West, TANGEDCO enclosing the Skeleton Plan.
10. The Commissioner, Poonamallee Municipality letter R.C.No.882/2019/F1 dated 19.09.2019 enclosing the Gift Deed for handing over of Road and PP site registered as Doc.No.2364/2019 dated 28.06.2019 @ SRO, Poonamallee.
11. The Superintending Engineer, Chennai Electricity Distribution Circle, West, TANGEDCO in letter No. SE / CEDC / S / AEE / C / CHD / F. Poonamallee / D. / 19 dated 31.07.2019 enclosing the Gift Deed for handing over of PP site registered as PP site registered as Doc.No.2510/2019 dated 10.07.2019 @ SRO, Poonamallee.
12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
13. 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 laying out of house site comprised in S.No.498/1A, 1B1A, 1B1B, 1B2, 1C1A, 1C1B, 1C2, 1D, 1E & 1F of Poonamallee Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Municipal 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 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.13,200/-	B-0010291 dated 29.03.2019
Development Charge	Rs.30,000/-	B-0011988 dated 03.06.2019
Layout Preparation charge	Rs.17,000/-	
Regularization Charge	Rs.3,30,000/-	
OSR Charge (for 203 sq.m.)	Rs.17,60,000/-	649629 dated 03.06.2019
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.108/2019 dated 10.10.2019**. Three copies of layout plan and planning permit **No.12730** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan, 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 12th & 13th cited.

Yours faithfully,

o/c 2/5

 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).

 9/10/19
 09/10/2019

Copy to: 1. Tvl.A.Pari & 7 others,
 No.30, Dharmaraja Koil Street,
 Poonamallee
 Chennai – 600 056.

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

