



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.L1/6009/2020

Dated: 16.08.2021

To

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed layout of house sites in the land comprised in S.Nos.75/2 part (Part of Shop site lying in Approved layout PPD/LO No.12/2017), 78/1B, 2A & 2B part and 79/1 of Nemam 'A' Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites vide reference APU No.L1/2020/000103 dated 06.07.2020.
 2. Applicant letter dated 27.07.2020.
 3. This office letter even No. dated 03.08.2020 addressed to the applicant.
 4. Applicant letter dated 07.08.2020, 10.09.2020, 27.11.2020, 17.12.2020, 23.12.2020
 5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 6. This office letter even No. dated 08.01.2021 addressed to the applicant.
 7. Applicant letter dated 01.02.2021 (2Nos.).
 8. This office letter even No. dated 21.04.2021 addressed to the Commissioner, Poonamallee Panchayat Union.
 9. This office letter even No. dated 27.04.2021 addressed to the SRO Avadi.
 10. Applicant letter dated 27.04.2021.
 11. The Joint Sub-Registrar, Avadi letter No.172/2021 dated 28.04.2021.
 12. This office DC Advice letter even No. dated 04.05.2021 addressed to the applicant.
 13. Applicant letter dated 06.05.2021 enclosing the receipt for payments.
 14. This office letter even No. dated 10.06.2021 addressed to the applicant enclosing a copy of skeleton plan.
 15. Applicant letter dated 24.06.2021 enclosing the Gift Deed duly signed by the Donor.
 16. This office letter even No. dated 09.07.2021 addressed to the Sub-Registrar, Avadi enclosing original Gift Deed.
 17. Applicant letter dated 26.07.2021 enclosing a copy of Gift deed for Road area, PP-1 & 2 registered as Doc.No.10348/2021 dated 22.07.2021 @ SRO, Avadi.
 18. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 19. 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 layout of house sites in the land comprised in S.Nos.75/2 part (Part of Shop site lying in Approved layout PPD/LO No.12/2017), 78/1B, 2A & 2B part and 79/1 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 has remitted the following charges / fees in the reference 13th cited as called for in this office letter 12th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.23,300/-	B-0016622 dated 02.07.2020
Development charge	Rs.25,000/-	B-0019169 dated 06.05.2021
Layout Preparation charges	Rs.19,000/-	
Regularization charge	Rs.23,000/-	
OSR charge (147 sq.m.)	Rs.7,45,000/-	14069 dated 06.05.2021
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **FPD/LO. No.121/2021** dated **08.08.2021**. Three copies of layout plan and planning permit **No.14230** 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 18th & 19th cited.

7. The original Gift Deed registered as Doc.No.10348/2021 dated 22.07.2021 @ SRO, Avadi, as in the reference 17th cited is also enclosed herewith as per the provision made in the G.O. in the reference 5th cited.

Yours faithfully,

o/c
for Senior Planner, Layout

Encl: 1. 3 copies of layout plan.

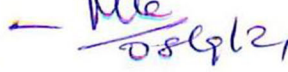
2. Planning permit in duplicate

(with the direction not to use the logo of CMDA in the layout plan since the same is registered).

3. Original Gift Deed Doc.No.10348/2021 dated 22.07.2021 @ SRO, Avadi.

Copy to: 1. Tvl.S.Asokan GPA on behalf of Tmt.Devi & others,
No.11, F-Block, 2nd main road,
Anna nagar east,
Chennai-600 102.

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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 and
Distribution Corporation (TANGEDCO)
@ 110 KV SS Complex, Thirumangalam,
Anna Nagar, Chennai-600 040.
(along with a copy of approved layout plan).

4. Stock file /Spare Copy.

