



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. L1/6027/2019

Dated: 14.11.2019

To

**The Executive Officer,**  
Minjur Selection Grade Town Panchayat,  
Minjur - 601 203,  
Thiruvallur District.

**Sir/Madam,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed laying out of Public Purpose Plot Nos. II, III, IV & V lying in the approved layout No. PPD/ L.O. No. 26/2015 into 28 No. of residential plots comprised in Part of S.Nos. 289/1, 2, 3, 4, 5, 6A, 290/5 & 290/6 of Minjur Village, Ponneri Taluk, Thiruvallur District, Minjur Town Panchayat Limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No. L1/2019/000078 dated 04.04.2019.
  2. Layout of house sites approved vide PPD/LO No. 26/2015 in letter No. L1/254/2014 dated 21.07.2015.
  3. This office letter even No. dated 07.06.2019 addressed to the applicant.
  4. Applicant letter dated 18.06.2019 & 26.06.2019.
  5. This office letter even No. dated 08.07.2019 addressed to the applicant.
  6. Applicant letter dated 16.07.2019.
  7. This office DC advice letter even No. dated 19.07.2019 addressed to the applicant.
  8. Applicant letter dated 25.07.2019 enclosing the receipt of payments.
  9. This office letter even No.-1 dated 30.07.2019 addressed to the Executive Officer, Minjur Town Panchayat enclosing the Skeleton plan.
  10. This office letter even No.-2 dated 30.07.2019 addressed to the Superintending Engineer, CEDC - North, TANGEDCO, Chennai-02 enclosing the Skeleton plan.
  11. The Superintending Engineer, Chennai Electricity Distribution Circle North, TANGEDCO, Chennai - 02 in letter No. SE/CEDC/N/EE.GI/AEE/GI/AE/GL/F.Land Acq/D 711/19 dated 16.09.2019 enclosing a copy of Gift Deed for handing over of PP site registered as Doc. No. 6321/2019 dated 09.09.2019 @ SRO, Ponneri.
  12. The Executive Officer, Minjur Selection Grade Town Panchayat letter Rc.No. 318/2019/A2 dated 27.09.2019.
  13. This office letter even No. dated 16.10.2019 addressed to the Executive Officer, Minjur Selection Grade Town Panchayat.
  14. The Executive Officer, Minjur Selection Grade Town Panchayat letter Rc.No. 318/19/A12 dated 25.10.2019 enclosing a copy of Gift Deed for handing over of PP site registered as Doc. No. 6315/2019 dated 09.09.2019 @ SRO, Ponneri.
  15. G.O.No. 112, H&UD Department dated 22.06.2017.
  16. 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 laying out of Public Purpose Plot Nos. II, III, IV & V lying in the approved layout No. PPD/ L.O. No. 26/2015 into 28 44 No. of residential plots comprised in Part of S.Nos. 289/1, 2, 3, 4, 5, 6A, 290/5 & 290/6 of



Minjur Village, Ponneri Taluk, Thiruvallur District, Minjur Town Panchayat Limit was examined and 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 in the reference 8<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 7<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee ✓	Rs.7,800/- ✓	B-0010467 dated 03.04.2019 ✓
Layout Preparation charge ✓	Rs.20,000/- ✓	B-0013198 dated 25.07.2019 ✓
Flag Day Fund ✓	Rs. 500/- ✓	2761336 ✓ to 2761340 ✓ dated 25.07.2019 ✓

4. The approved plan is numbered as **PPD/LO. No.125/2019** dated **14.11.2019**. Three copies of layout plan and planning permit **No.12747** are sent herewith for further action.

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 15<sup>th</sup> & 16<sup>th</sup> cited.

Yours faithfully,

o/c

14/11/19

for Chief Planner, MSB/Layout

2/5

End: 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).

14/11/19

14/11/2019

Copy to: 1. M/s.Union Carbide Employees Co-operative Housing Society Limited,  
Represented by its President Thiru.D.Ramanakumar,  
No.134A, 3<sup>rd</sup> Street, Union Carbide Colony,  
Kodungaiyur,  
Chennai - 600 118.



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, North.  
Tamil Nadu Generation of Electricity and  
Distribution Corporation (TANGEDCO)  
5-A Block, Electricity Avenue,  
144, Anna Salai, Chennai – 600 002.  
(along with a copy of approved layout plan).
4. Stock file /Spare Copy

15/11/15

