



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
Web site: www.cmdachennai.gov.in

Letter No. L1/6573/2020

Dated: 2.12.2020

To
The Commissioner
Puzhal Panchayat Union
Puzhal, Chennai – 600 066.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house site comprised in S.No.37/2A part & 38/1 of Athivakkam Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2020/000107 dated 13.07.2020.
 2. Applicant letter dated 19.08.2020 enclosing revised layout plan.
 3. This office letter even No. dated 26.08.2020 addressed to the CE, PWD, WRD, Chennai Region.
 4. This office letter even No. dated 05.09.2020 addressed to the applicant.
 5. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I-Athivakkam Village-II/2020/M dated 07.09.2020.
 6. Applicant letter dated 16.09.2020.
 7. This office DC Advice letter even No. dated 17.10.2020 addressed to the applicant.
 8. Applicant letter dated 19.10.2020 enclosing the receipts for payments.
 9. This office letter even No. dated 23.10.2020 addressed to the Commissioner, Puzhal Panchayat Union enclosing a skeleton plan.
 10. The Commissioner, Puzhal Panchayat Union letter R.C.No.1789/2020/A3 dated 16.11.2020 enclosing a copy of Gift deed for Road space & PP-1 & 2 sites registered as Doc.No.9925/2020 dated 12.11.2020 @ SRO, Redhills.
 11. Applicant letter dated 17.11.2020 received on 17.11.2020.
 12. This office letter even No. dated 19.11.2020 addressed to the applicant with a copy marked to the Commissioner, Puzhal Panchayat.
 12. The Commissioner, Puzhal Panchayat Union letter R.C.No.1789/2020/A3 dated 24.11.2020 enclosing a copy of Rectification Gift deed for handing over of Road space and PP-1 & 2 sites registered as Doc.No.10333/2020 dated 21.11.2020 @ SRO, Redhills.
 13. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 14. 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 laying out of house site comprised in S.No.37/2A part & 38/1 of Athivakkam Village, Ponneri Taluk, Thiruvallur District, Puzhal 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 has remitted the following charges / fees in the reference 8th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.4,000/- ✓	B-0016652 dated 08.07.2020
Development charge	Rs.7,000/- ✓	B-0017610 dated 19.10.2020
Layout Preparation charges	Rs.6,000/- ✓	
Contribution to Flag Day Fund	Rs.500/- ✓	0005518 dated 19.10.2020

4. The approved plan is numbered as **PPD/LO.No.117/2020 dated 2 .12.2020**. Three copies of layout plan and planning permit **No.13879** are sent herewith for further action.

5. You are requested to ensure that road is formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 5th cited 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 14th & 14th 15th cited.

Yours faithfully,

o/c
for Chief Planner, Layout

01/12/2020

11/12/20
27/12/20

09/12/2020

2/5

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).

Copy to: 1. Thiru.M.Subash Jain, ✓
No.28, Bolu Naicken Street,
Pulianthope,
Chennai – 600 012.

2. The Deputy Planner, ✓ *Mle*
Master Plan Division, *07/10/2021*
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, Anna Nagar,
Chennai - 600 040.
(along with a copy of approved layout plan).
4. 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. 5th cited).
5. Stock file /Spare Copy.

