



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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Egmore, Chennai - 600 008  
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**Letter No. L1/6800/2017**

**Dated: ~~04.05.2018~~**

31/05/2018

To  
**The Commissioner**  
Poonamallee Panchayat Union.  
Poonamallee,  
Chennai – 600056.



Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – proposed sub-division of the property bearing Door No.4/250, Puliambedu Main Road, Goparasanallur, Chennai – 77 comprised in S.Nos.19/4 & 20/1A1 & 1A2 of Goparasanallur village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit - Approved - Reg.

- Ref:
1. Planning Permission Application received Vide APU No.L1/ 2017/ 000283 dated 12.05.2017.
  2. This office letter even No. dated 26.07.2017 addressed to the applicant.
  3. Applicant letter dated 01.08.2017 & 23.10.2017.
  4. Minutes of the Special Sanction Committee Meeting held on 11.09.2017.
  5. This Office DC advice letter even No. dated 12.01.2018 addressed to the applicant.
  6. Applicant letter dated 18.01.2018 enclosing the receipt of payments.
  7. This office letter even no. dated 25.01.2018 addressed to the Commissioner Poonamallee Panchayat Union.
  8. The Commissioner Poonamallee Panchayat Union letter R.c. No. 215/A3/2018 dated 18.04.2018 enclosing the Gift Deed registered as Doc. No. 3592/2018 dated 23.03.2018 @ SRO, Kundrathur.
  9. G.O.No.112, H&UD Department dated 22.06.2017.
  10. Secretary (H & UD and TNRERA) Lr. No. TNRERA/ 261/ 2017, dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed sub-division of the property bearing Door No.4/250, Puliambedu Main Road, Goparasanallur, Chennai – 77 comprised in S.Nos.19/4 & 20/1A1 & 1A2 of Goparasanallur village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and sub-division 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.

3. 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.

4. The applicant has remitted the following charges / fees in the reference 6<sup>th</sup> cited as called for in this office letter 5<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.7,000/-	B 004484 dated 12.05.2017
Development charges for land	Rs.12,500/-	B 006445 dated 18.01.2018
Layout Preparation charges	Rs.2,000/-	
Contribution to Flag Day Fund	RS. 500/-	B 006446 dated 18.01.2018

5. The approved plan is numbered as **PPD/LO. No. 38/2018**. Three copies of sub-division plan and planning permit **No.11569** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan, before sanctioning of the sub-division.

7. 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 9<sup>th</sup> & 10<sup>th</sup> cited.

Yours faithfully,

31/05/2018

for Principal Secretary /  
Member Secretary

31/05/2018

Encl: 1. 3 copies of sub-division 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.C.L.S.Properties represented  
by its Partner Thiru.C.S.Santhoshraj  
(GPA on behalf of Tvl.V.S.Rangaraj & 4 others)  
No.89, Thirupathi Nagar,  
Valasaravakkam,  
Chennai – 600 087.
2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved sub-division plan).
3. Stock file /Spare Copy

19/6/18