



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
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E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)  
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**Letter No. L1/6851/2017**

**Dated: 25.04.2019**

To

**The Commissioner**

Puzhal Panchayat Union,  
Puzhal, Chennai -600 066.

**Sir,**

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.No.310/2, 3 & 4 of Vilangadupakkam Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit – Approved - Reg.
- Ref: 1. PPA for laying out of House sites received in CMDA vide reference APU No.L1/2017/000288 dated 15.05.2017.  
2. This office letter even No. dated 09.06.2017 addressed to the Commissioner, Puzhal Panchayat Union.  
3. This office letter even No. dated 09.06.2017 addressed to the Chief Engineer, PWD, WRD, Chennai Region.  
4. The Block Development Officer, (Village Panchayat) i/c, Puzhal Panchayat Union letter Rc.No.1153/2017/A2 dated 13.07.2017.  
5. Applicant letter dated 25.10.2017 & 26.04.2018.  
6. The Chief Engineer, PWD, WRD, Chennai Region in letter No.DB/T5(3)/F-007596&003249-Inundation-Vilangadupakkam / 2017 dated 11.04.2018.  
7. Applicant letter dated 07.06.2018 & 12.07.2018.  
8. This office DC advice letter even no. dated 19.07.2018 addressed to the applicant.  
9. Applicant letter dated 27.07.2018 enclosing receipt of payments.  
10. This office letter even No. dated 02.08.2018 addressed to the Commissioner, Puzhal Panchayat Union enclosing the Skeleton Plan.  
11. Applicant letter dated 31.07.2018.  
12. This office letter even No.-1, dated 05.09.2018.  
13. This office letter even No.-2 dated 05.09.2018 addressed to the Commissioner, Puzhal Panchayat Union.  
14. Applicant letter dated 29.08.2018 & 10.09.2018.  
15. This office letter even No. dated 04.10.2018 addressed to the Commissioner, Puzhal Panchayat Union enclosing the revised Skeleton Plan.  
16. Applicant letter dated 04.01.2019 & 31.01.2019.  
17. This office letter even No. dated 05.03.2019 addressed to the Commissioner, Puzhal Panchayat Union.  
18. Applicant letter dated 28.03.2019.  
19. The Commissioner, Puzhal Panchayat Union letter Rc.No.1153/2017/A3 dated 02.04.2019 enclosing a copy of Gift deed for Road area registered as Doc.No.2588/2019 dated 19.03.2019 @ SRO, Redhills.  
20. This office letter even No. dated 08.04.2019 addressed to the Commissioner, Puzhal Panchayat Union.  
21. Applicant letter dated 11.04.2019.  
22. G.O.Ms.No.112, H&UD Department dated 22.06.2017.  
23. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

30/4/19  
சென்னை மெட்ரோபாலிட்டன் டிவலப்மென்ட் ஆதரி





The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites in S.No.310/2, 3 & 4 of Vilangadupakkam Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union 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 has remitted the following charges / fees in the reference 9<sup>th</sup> cited as called for in this office letter 8<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 5,700/-	B-004495 dated 15.05.2017
Development charge	Rs. 12,000/-	B-007818 dated 27.07.2018
Layout Preparation charges	Rs. 10,000/-	
Contribution to Flag Day Fund	Rs. 500/-	634963 dated 27.10.2018 07

4. The approved plan is numbered as **PPD/LO. No. 52/2019**. Three copies of layout plan and planning permit **No.12371** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of all the conditions stipulated by PWD in their letter No.DB/T5(3)/F-007596&003249-Inundation-Vilangadupakkam/2017 dated 11.04.2018 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 22<sup>nd</sup> & 23<sup>rd</sup> cited.

Yours faithfully,

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

for Senior Planner (MSB)

- 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).

*[Handwritten signature]*  
24/04/2019



Copy to:

1. Tmt.V.Nirmala Devi,  
W/o. Thiru.K.S.Vivekanandan,  
Aiswaryam D.G.4,  
No.25A, Redhills Road,  
Kolathur,  
Chennai – 600 099.
2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).
3. 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. 6<sup>th</sup> cited).
4. Stock file /Spare Copy

