



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. L1/7063/2018

Dated: 22.10.2018

To

The Commissioner

Poonamallee Panchayat Union,
Poonamallee, Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of the Public Purpose Plot Nos. I & II lying in CMDA Approved Layout PPD/LO No.15/2016 into house sites comprised in S.Nos.149/1B part, 1C1A part & 1C1B part and 157/1 part of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

Ref: 1. Planning Permission Application for laying out of house sites received in APU No.L1/2018/000078 dated 27.04.2018.

2. Original layout approved vide PPD/LO No.15/2016 in letter No.L1/15045/2014 dated 01.04.2016.

3. Applicant letter dated 18.05.2018 & 05.06.2018. and 18.6.2018

4. This office letter even No. dated 28.06.2018 addressed to the applicant.

5. Applicant letter dated 12.07.2018

6. This office DC Advice letter even No. dated 30.07.2018 addressed to the applicant.

7. Applicant letter dated 10.08.2018 enclosing the receipt of payments.

8. This office letter even No. dated 16.08.2018 & 28.06.2018 addressed to the applicant.

9. Applicant letter dated 03.10.2018.

10. G.O.Ms.No.112, H&UD Department dated 22.06.2017.

11. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the laying out of the Public Purpose Plot Nos. I & II lying in CMDA Approved Layout PPD/LO No.15/2016 into house sites comprised in S.Nos.149/1B part, 1C1A part & 1C1B part and 157/1 part of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee 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.



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 7th cited as called for in this office letter 6th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 6,000/-	B-007136 dated 26.04.2018
Layout Preparation charges	Rs. 2,000/- 8,500/-	B-007912 dated 10.08.2018
Contribution to Flag Day Fund	Rs. 500/-	2567277 to 2567281 dated 10.08.2018

5. The approved plan is numbered as **PPD/LO. No. 64/2018**. Three copies of layout plan and planning permit **No.11595** are sent herewith for further action.

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 10th & 11th cited.

Yours faithfully,

for Principal Secretary/
Member-Secretary

Encl: 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).

Copy to: 1. M/s.Vainavi Homes,
No.32,II Floor, Kavignar Bharathidasan Road,
SIET College Road, Alwarpet
Chennai - 600 018.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. Stock file /Spare Copy