



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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**Letter No. L1/7398/2019**

**Dated: 18.09.2019**

To

**The Commissioner**  
Poonamallee Panchayat Union,  
Poonamallee,  
Chennai – 600 056.

**Sir,**

**Sub:** CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in the property comprised in S.No.4/2A1, 2A2, 2B1 & 2B2 of Nemam 'A' village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for sub-division of house sites received in APU No.L1/2019/000100 dated 03.05.2019.
  2. This office letter even No. dated 27.05.2019 addressed to the applicant.
  3. Applicant letter dated 09.07.2019.
  4. This office DC Advice letter even No. dated 12.07.2019 addressed to the applicant.
  5. Applicant letter dated 17.07.2019 enclosing the receipts for payments.
  6. This office letter even No.-1 dated 18.07.2019 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the Skeleton plan.
  7. This office letter even No.-2 dated 18.07.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO enclosing the Skeleton plan.
  8. The Commissioner, Poonamallee Panchayat Union letter Rc.No.2005/2019/A3 dated 29.08.2019 enclosing the Gift Deed for handing over of Road area & PP site registered as Doc.No.11976/2019 dated 21.08.2019 @ SRO, Avadi.
  9. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO in letter No.SE/CEDC/CGL/AEE/CL/CHD/F.Land/D.No.610/19 dated 29.08.2019 enclosing the Gift Deed for handing over of PP site registered as Doc.No.11975/2019 dated 21.08.2019 @ SRO, Avadi.
  10. G.O.No.112, H&UD Department dated 22.06.2017.
  11. 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 layout of house sites in the property comprised in S.No.4/2A1, 2A2, 2B1 & 2B2 of Nemam 'A' village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development and 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 in the reference 5<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 4<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.5,585/-	B-0011257 dated 02.05.2019
Development charge	Rs.15,000/-	B-0013007 dated 17.07.2019
Layout Preparation charge	Rs.12,000/-	
Flag Day Fund	Rs. 500/-	2761230 to 2761234 dated 17.07.2019

4. The approved plan is numbered as **PPD/LO. No.99/2019 dated 18.09.2019**. Three copies of layout plan and planning permit **No.12721** 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 10<sup>th</sup> & 11<sup>th</sup> cited.

Yours faithfully,

dlc

18/9/19

for Chief Planner, MSB/Layout

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).

13/9/19

16/09/2019

- Copy to:
1. Thiru.M.Sekar, GPA on behalf of Tmt.G.Pavuna & Tmt.M.Vimala, Old No.1/5, New No.1/11B, Sivan Koil Street, Kuthambakkam Village, Chennai-600 124.
  2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).
  3. **The Superintending Engineer,** Chengalpattu Electricity Distribution Circle, Tamil Nadu Generation of Electricity and Distribution Corporation (TANGEDCO) No.130, GST Road (opposite to New Bus Stand), Chengalpattu – 603 001.  
(along with a copy of approved layout plan).
  4. Stock file /Spare Copy.

A.L.  
20/9/19

