



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. L1/7999/2016

Dated: 25.10.2017

To

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Sub-division of house sites of the property comprised in S.Nos.297/6 (old S.No.297/1B1D part) of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

- Ref:
- ✓ 1. PPA received in APU No. L1/2016/000348 dated 17.05.2016.
 2. This office letter even No. dated 04.07.2016 addressed to the applicant.
 3. This office letter even No. dated 04.07.2016 addressed to the C.E., WRD, Chennai Region (PWD), Chepauk.
 4. Applicant letter dated 12.09.2016 enclosing the letter No.RC.1685/2016/A1 dated 10.09.2016 issued by the Tahsildar, Poonamallee.
 - ✓ 5. This office DC advice letter even No. dated 24.10.2016 addressed to the applicant.
 6. Applicant letter dated 07.11.2016 enclosing the receipts for payments.
 7. This office reminder letter even No. dated 17.11.2016 addressed to the C.E., WRD, Chennai Region (PWD), Chepauk.
 8. Letter No. DB/T5(3)/F-Inundation-Kannapalayam/2016/M dated 08.08.2017 received from the C.E., PWD, WRD, Chennai Region, Chepauk, Chennai.
 9. This office letter even No. dated 31.08.2017 addressed to the Commissioner, Poonamallee Panchayat Union.
 - ✓ 10. The Commissioner, Poonamallee Panchayat Union letter Rc.No.2078/A3/2017 dated 10.10.2017 enclosing the Gift Deed for Road registered as Document No.13097/2017 dated 20.09.2017 @ SRO, Kundrathur.

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The proposal received in the reference 1st cited for the proposed sub-division of house sites of the property comprised in S.Nos.297/6 (old S.No.297/1B1D 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.

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 6th cited as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 1,600/-	B-001166 dated 09.05.2016
Development Charge for land	Rs. 3,500/- ✓	B-002706 dated 04.11.2016 ✓
Layout Preparation charges	Rs. 2,400/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	7527465 ✓ to 7527469, ✓ dated 04.11.2016

4. The approved plan is numbered as **PPD/LO. No.50/2017**. Three copies of layout plan and planning permit **No.11517** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan before sanctioning the layout.

Yours faithfully,

o/c

for MEMBER SECRETARY

dsj

24/11/17

24/10/2017

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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. Thiru.S.Darshan,
No.3, Police Manickam Street,
Ayanavaram,
Chennai – 600 023.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
A-Laysh 2-11-17

3. Stock file /Spare Copy