

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,

Egmore, Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)**Letter No. L1/8369/2017****Dated: 02.02.2018**

To.

**The Commissioner**

Poonamallee Panchayat Union

Poonamallee,

Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Layout of house sites for the property comprised in S.Nos.362/1B2A & 1B2B and 363/2B1 & 2B2 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 Vide reference APU letter No.L1/2017/000379 dated 12.06.2017.
  2. This office letter even no dated 21.08.2017 addressed to the SRO, Kundrathur.
  3. Applicant letter dated 30.08.2017 enclosing the letter No.03/2017-44 dated 29.08.2017 issued by the SRO, Kundrathur.
  4. This Office DC advice letter even No. dated 05.09.2017 addressed to the applicant.
  5. Applicant letter dated 14.09.2017 enclosing the receipt of payments.
  6. This office letter even no. dated 18.09.2017 addressed to the Commissioner, Kundrathur Panchayat Union.
  7. Commissioner, Kundrathur Panchayat Union letter R.C No.2169/ A3/2017 dated 10.10.2017 enclosing the Gift Deed registered as Doc. 13855/ 2017 dated 05.10.2017 @ SRO, Kundrathur.
  8. This office letter even no dated 21.08.2017 addressed to the applicant. 10.11.2017
  9. Commissioner, Kundrathur Panchayat Union letter R.C No. 2169/ A3/ 2017 dated 08.01.2018 enclosing the Gift Deed registered as Doc. 18569/ 2017 dated 28.12.2017 @ SRO, Kundrathur.
  10. Applicant letter dated 19.01.2018
  10. G.O.No.112, H&UD Department dated 22.06.2017.
  11. Secretary (H & UD and TNRERA) Lr. No. TNRERA/ 261/ 2017, dated 09.08.2017.
  12. Applicant letter dated: 19.01.2018.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites for the property comprised in S.Nos.362/1B2A & 1B2B and 363/2B1 & 2B2 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 4<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 004707 dated 07.06.2017
Development charges for land	Rs.13,000/-	B 005572 dated 14.09.2017
Layout Preparation charges	Rs.6,000/-	
OSR Charges for 280 sq.m	Rs.18,20,000/-	Regularisation charges Rs.1,30,000/-
Contribution to Flag Day Fund	RS. 500/-	0666347 to 0666351 dated:14.09.2017

5. The approved plans are numbered as **PPD/LO. No.09/2018**. Three copies of layout plan and planning permit **No.11540** are sent herewith for further action.

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

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 11<sup>th</sup> & 12<sup>th</sup> cited.

Yours faithfully,

o/c  
02/02/2018

02/02/2018

for 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. Tmt. Arthi Ambalavanan & Thiru.M.Sureshkumar  
(Represented By Power Agent,  
Thiru.Murugesan),  
Wood Bridge Apartment Flat - C3, No.19,  
Venkatraman Street, T.Nagar,  
Chennai – 600 017.
2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).
3. Stock file /Spare Copy

→ 02/02/18