



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
 Web site: www.cmdachennai.gov.in

Letter No. L1/8370/2017

Dated: 04.05.2018

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.13/1A,
 13/2A1B, 13/2A2 & 14/2A1 of Goparasanallur village,
 Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat
 Union limit.– Approved - Reg.
- Ref: 1. Planning Permission Application received Vide APU No.L1/
 2017/ 000352 dated 05.06.2017.
 2. Applicant letter dated 09.08.2017.
 3. Applicant letter dated 13.09.2017 & 18.09.2017.
 4. Applicant letter dated 09.10.2017 & 23.11.2017.
 5. Applicant letter dated 14.12.2017.
 6. This office letter even no. dated 19.01.2018 addressed to th
 Sub-Registrar office, Kundrathur.
 7. Letter No.3/2018 dated 25.01.2018 received from the Suk
 Registrar, Kundrathur.
 8. This Office DC advice letter even No. dated 01.02.2018
 addressed to the applicant.
 9. Applicant letter dated 06.02.2018 enclosing the receipt of
 payments.
 10. This office letter even no. dated 07.02.2018 addressed to th
 Commissioner Poonamallee Panchayat Union.
 11. The Commissioner Poonamallee Panchayat Union letter Rc. No.
 1209/A3/2018 dated 05.04.2018 enclosing the Gift Deed
 registered as Doc. No. 3558/2018 dated 22.03.2018 @ SRO,
 Kundrathur.
 12. Applicant letter dated 11.04.2018.
 13. G.O.No.112, H&UD Department dated 22.06.2017.
 14. Secretary (H & UD and TNRERA) Letter No.TNRERA/ 261/
 2017, dated 09.08.2017.

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The proposal received in the reference 1st cited for the proposed laying out of house sites for the property comprised in S. Nos. 13/1A, 13/2A1B, 13/2A2 & 14/2A1 of Goparasanallur 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 9th cited as called for in this office letter 8th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.8,500/-	B 004682 dated 02.06.2017
Development charges for land	Rs.17,000/-	B 006579 dated 06.02.2018
Layout Preparation charges	Rs.7,000/-	
OSR Charges for 70 Sq.m.	Rs.7,10,000/-	
Regularisation charges	Rs.1,62,000/-	
Contribution to Flag Day Fund	RS. 500/-	B 006580 dated 06.02.2018

5. The approved plan is numbered as **PPD/LO. No. 28/2018**. Three copies of layout plan and planning permit **No.11559** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan, before sanctioning of 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 13th & 14th cited.

Yours faithfully,

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. Thiru. B. Jayachandran,
(GPA on behalf of Tvl.Rajasekaran & Uma Maheshwari) &
Thiru. K.S.Murugesan,
No.32, Arulambal Street,
T.Nagar, Chennai – 600017.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. Stock file /Spare Copy