

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. L1/8541/2018 -1 ✓

Dated: 12.12.2018

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

Sir,

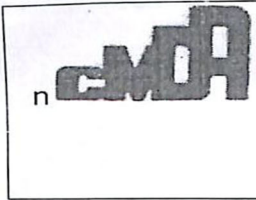
Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
Layout of house sites for the property comprised in S.Nos.263/1B2,
264, 265 & 267 of Parivakkam village, Poonamallee Taluk, Thiruvallur
District, Poonamallee Panchayat Union limit - Approved - Reg.

- Ref:
1. PPA for laying out of house sites received in APU No. L1/2018/000094 dated 18.05.2018.
 2. Your letter dated 03.07.2018. ✓
 3. Minutes of the Special Sanction Committee Meeting held on 07.06.2018. ✓
 4. This office letter even No. dated 06.07.2018 addressed to the C.E., PWD, WRD, Chennai Region. ✓
 5. This office DC advice letter even No. dated 12.07.2018 addressed to the applicant. ✓
 6. Applicant letter dated 24.07.2018 enclosing the receipt for payments. ✓
 7. This office letter even no. dated 04.10.2018 addressed to the Commissioner, Poonamallee Panchayat Union. ✓
 8. The Commissioner, Poonamallee Panchayat Union letter RC.No. 3246/A3/2018 dated 28.11.2018 enclosing the Gift Deed registered as Doc. No.4175/2018 dated 26.11.2018 @ SRO, Poonamallee. ✓
 9. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Inundation-Parivakkam/2018/M dated 05.12.2018. ✓
 10. G.O.Ms.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 1st cited for the Layout of house sites for the property comprised in S.Nos.263/1B2, 264, 265 & 267 of Parivakkam 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.



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4. 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.34,000/-	B 007263 dated 14.05.2018
Development charges for land	Rs.66,000/-	B 007784 dated 24.07.2018
Layout Preparation charges	Rs.26,000/-	
Contribution to Flag Day Fund	RS. 500/-	634953 dated 24.07.2018

5. The approved plan is numbered as **PPD/LO. No. 82/2018**. Three copies of layout plan and planning permit **No. 12314** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan and compliance of all the conditions stipulated by PWD in their letter No.DB/T5(3)/F-Inundation-Parivakkam/2018/M dated 05.12.2018 and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release 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 10th & 11th cited.

Yours faithfully,

o/l
12/12/18

12/12/18 2/6
for Principal Secretary /
Member Secretary

12/12/2018

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.Romaa Housing,
rep. by its Director Thiru.R.Antony Francis,
AGR Towers, 1/107, Poonamallee High Road,
Nerkundram, Chennai - 600 107.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
3. The Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan for monitoring the
compliance of the conditions stipulated in the NOC in ref. 9th cited).
4. Stock file /Spare Copy

A. Jeyaraj
14.12.18