



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. L1/8700/2017

Dated: .11.2019

To
The Commissioner
Poonamallee Municipality,
Poonamallee,
Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house site comprised in S.Nos.28/1A2, 30/ 1B, 2B & 3, 31 part, 32/1, 43/1, 2A & 2B2, 44/1, 2, 3A1 & 3A2, 49/1 & 2, 538/2A part & 2B part, 563/1B2 & 2 part and 564 of Nemam 'B' village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit – Approved - Reg.

- Ref:
1. The Layout proposal received in CMDA vide APU No.L1/2017/000383 dated 14.06.2017.
 2. Applicant letter dated 05.04.2018.
 3. This office letter even no. dated 16.04.2018 addressed to the C.E., WRD, Chennai Region (PWD).
 4. Applicant letter dated 18.04.2018 & 30.05.2018.
 5. Representation dated 30.05.2018 received from M/s.Ashok Nandavanam Properties Pvt. Ltd.
 6. This office letter even No.-1 dated 08.06.2018 addressed to the applicant.
 7. This office letter even No.-2 dated 08.06.2018 addressed to the Principal Secretary / Chairman cum Managing Director, TANGEDCO, Chennai – 02.
 8. Applicant letter dated 26.06.2018, 10.07.2018, 20.07.2018 & 23.07.2018.
 9. Orders of Hon'ble High Court of Madras dated 10.07.2018 in W.P.No.17229 of 2018.
 10. Applicant letter dated 27.08.2018, 30.08.2018, 31.08.2018.
 11. This office letter even No. dated 03.09.2018 addressed to the applicant.
 12. Applicant letter dated 04.09.2018 & 07.09.2018.
 13. This office letter even No. dated 11.09.2018 addressed to the Superintending Engineer, General Construction Circle-II, 230 KV Sub-Station, Alandur, Chennai – 16.
 14. The Superintending Engineer, General Construction Circle-II, 230 KV Sub-Station, Alandur, Chennai – 16 letter No. SE/GCC-II/CNI/EE/TLC/AEE-I/TLC/CNI/F.Court case/D.No.1388/2018 dated 20.09.2018.
 15. This office DC Advice letter even No. dated 05.10.2018 addressed to the applicant.
 16. Applicant letter dated 08.10.2018 & 09.10.2018 enclosing the receipt of payments.
 17. Applicant letter dated 01.11.2018.
 18. This office reminder letter even no. dated 02.11.2018 addressed to the C.E., WRD, Chennai Region (PWD).
 19. This office letter even No. dated 15.11.2018 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the skeleton plan.
 20. The Commissioner, Poonamallee Panchayat Union letter Rc.No.4964/A3/2018 dated 26.12.2018 enclosing a copy of Gift deed for Road and Park area registered as Doc.No.15271/2018 dated 18.12.2018 @ SRO, Avadi.

18/11/19
[Stamp]



21. Representation dated 29.01.2019 received from Thiru.L.Manikandan.
22. This office letter even No. dated 31.01.2019 addressed to the applicant.
23. C.E., PWD, WRD, Chennai Region Lr.No. DB/T5(3)/F-006458-I&C-Nemam/2017/M dated 30.07.2019.
24. Applicant Letter dated 30.07.2019 & 01.08.2019.
25. C.E., PWD, WRD, Chennai Region Lr.No. DB/T5(3)/F-006458-I&C-Nemam/2017/M dated 30.08.2019, *with amended conditions.*
26. G.O.No.112, H&UD Department dated 22.06.2017.
27. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed laying out of house site comprised in S.Nos.28/1A2, 30/ 1B, 2B & 3, 31 part, 32/1, 43/1, 2A & 2B2, 44/1, 2, 3A1 & 3A2, 49/1 & 2, 538/2A part & 2B part, 563/1B2 & 2 part and 564 of Nemam 'B' 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 16th cited has remitted the following charges / fees as called for in this office letter 15th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.71,000/-	B-004763 dated 14.06.2017
Development Charge	Rs.1,12,000/-	B-008232 dated 08.10.2018
Layout Preparation charge	Rs.55,000/-	
Flag Day Fund	Rs.500/-	2567882 to 2567886 dated 09.10.2018

4. The approved plan is numbered as **PPD/LO. No.120/2019 dated .11.2019.** Three copies of layout plan and **Planning Permit No.12742** are sent herewith for further action.

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

6. 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 26th & 27th cited.

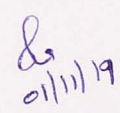

7. Planning Permission for the layout proposal is awarded
Subject to outcome of the final order
in the W.P. NO. 17729 of 2018 filed
before the Hon'ble High Court
@ Chennai.

Yours faithfully,

O/C 

for Member - Secretary

2/5

 01/11/19
 01/11/2019.

- 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.Nemi Estates,
A Partnership Firm Represented by its Partner
Thiru.Vijay Surana,
No.2, Aravamuthu Garden Street,
Egmore, Chennai-600 008.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).



3. Stock file /Spare Copy

3. To the Chief Engineer,
PWD, WRD, Chennai Region,
Chennai, Chennai-600 005
(along with a copy of Approved layout plan for
monitoring the compliance of the conditions stipulated
in the NOC/remarks of PWD in the ref. 23rd & 25th
cited.)

and compliance of the conditions stipulated in the PWD Remarks
in the reference 23rd & 25th cited and shall obtain a letter from
PWD confirming the compliance of the conditions

