



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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Egmore, Chennai - 600 008  
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**Letter No. L1/9334/2020**

**Dated: 23.03.2021**

To

**The Commissioner**

Poonamallee Panchayat Union,  
Poonamallee,  
Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division of Public Purpose site lying in the approved layout No.PPD/ L.O. No. 39/2018 into 4 Nos. of residential plots comprised in Part of S.No.772/3A1 & 772/3B of Kuthambakkam village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

- Ref:
1. Layout of house sites approved vide PPD/LO No.39/2018 in letter No.L1/3449/2017 dated 12.06.2018.
  2. Planning Permission Application for sub-division of house sites received vide APU.No.L1/2020/000175 dated 16.09.2020.
  3. This Office letter even No. dated 16.11.2020 addressed to the applicant.
  4. Applicant letter dated 19.11.2020.
  5. This office DC Advice letter even No. dated 24.11.2020 addressed to the applicant.
  6. Applicant letter dated 01.12.2020 enclosing the receipts for payments.
  7. This Office letter even No. dated 09.12.2020 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the skeleton plan.
  8. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
  9. Applicant letter dated 06.01.2021.
  10. This office letter even No. dated 02.02.2021 addressed to the applicant.
  11. Applicant letter dated 22.02.2021 enclosing the Gift Deed duly signed by the Donor.
  12. This office letter even No. dated 25.02.2021 addressed to the SRO, Avadi.
  13. Applicant letter dated 09.03.2021 enclosing the Gift deed for Road space and PP-1 & 2 sites registered as Doc.No.4120/2021 dated 08.03.2021 @ SRO, Avadi.
  14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  15. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the sub-division of Public Purpose site lying in the approved layout No.PPD/ L.O. No. 39/2018 into 4 Nos. of residential plots comprised in Part of S.No.772/3A1 & 772/3B of Kuthambakkam village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit

DESPATCHED  
DATE 23/3/21



was examined and the 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 has remitted the following charges / fees in the reference 6<sup>th</sup> cited as called for in this office letter 5<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.1,400/-	B-0017307 dated 15.09.2020
Sub-division Preparation charge	Rs.2,000/-	B-0017990 dated 01.12.2020
Contribution to Flag Day Fund	Rs.500/-	0005591 dated 30.11.2020.

4. The approved plan is numbered as **PPD/LO. No.44/2021 dated 22.03.2021**. Three copies of sub-division plan and planning permit **No.14051** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan, before sanctioning and release of the sub-division.

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 14<sup>th</sup> & 15<sup>th</sup> cited.

7. The original Gift Deed registered as Doc.No.4120/2021 dated 08.03.2021 @ SRO, Avadi as in the reference 13<sup>th</sup> cited is also enclosed herewith as per the provision made in the G.O. in the reference 8<sup>th</sup> cited.

Yours faithfully,

o/c  
for Chief Planner, Layout  
18/03/2021  
19/03/2021  
2/5

Encl: 1. 3 copies of sub-division plan.  
2. Planning permit in duplicate  
(with the direction not to use the logo of CMDA in the sub-division plan since the same is registered).

Copy to: 1. / M/s. S.E.A Infra represented by its partner T.M.Aravindan (GPOA) & M/S.Elephantine Builders Private Limited represented by its Director B.Ramanan GPA Holder on behalf of M/s. Indigra Global Enterprises, represented by

M/s. Indigra Global Enterprises, represented by  
its partner A.Mohanraj,  
No.42, 1<sup>st</sup> Avenue,  
Venkata Rathnam Nagar Extension,  
Indra Nagar, Adyar,  
Chennai – 600 020.

2. The Deputy Planner, *— Mse*  
Master Plan Division, *23/3/2021*  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).
3. The Superintending Engineer,  
Chennai Electricity Distribution Circle, South-1,  
Tamil Nadu Generation of Electricity and  
Distribution Corporation (TANGEDCO)  
@ Thirumangalam, Anna Nagar,  
Chennai - 600 040.  
(along with a copy of approved sub-division plan).
4. Stock file /Spare Copy.

