



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Egmore, Chennai - 600 008
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E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/9492/2017-1

Dated: 16.08.2018

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Laying out of house sites in S.Nos.41/2, 42/1 part, 43/1 part,
68/1, 74/1, 75/1, 3 & 4, 76/1, 2A & 2B, 77/1 & 2, 79/1B3 and
80/1A2, 2A & 2B of Melpakkam village, Poonamallee Taluk,
Thiruvallur District, Poonamallee Panchayat Union limit –
Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2017/000433 dated 30.06.2017.
 2. Applicant letter dated 30.08.2017.
 3. This office letter even no. dated 30.01.2018 addressed to the applicant.
 4. Applicant letter dated 05.02.2018.
 5. Representation dated 21.02.2018 received from one Thiru.V.Gopal.
 6. This office DC advice letter even no. letter dated 18.05.2018 addressed to the applicant.
 7. Applicant letter dated 21.05.2018 enclosing the receipt of payments.
 8. This office letter even No. dated 28.05.2018 addressed to the Commissioner, Poonamallee Panchayat Union.
 9. The Commissioner, Poonamallee Panchayat Union letter Rc.No.2871/2018/A3 dated 16.07.2018 enclosing the Gift Deed for Road and Park registered as Document No.9616/2018 dated 12.07.2018 @ SRO, Kundrathur.
 10. This office letter even No.-3 dated 16.08.2018 addressed to the Petitioner Thiru.V.Gopal.
 11. G.O.No.112, H&UD Department dated 22.06.2017.
 12. Secretary (H & UD and TNRERA) Lr.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 in S.Nos.41/2, 42/1 part, 43/1 part, 68/1, 74/1, 75/1, 3 & 4, 76/1, 2A & 2B, 77/1 & 2, 79/1B3 and 80/1A2, 2A & 2B of Melpakkam 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.

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 7th cited as called for in this office letter 6th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 66,500/-	B-004899 dated 30.06.2017
Development Charge for land	Rs.1,30,000/-	B-007298 dated 21.05.2018
Layout Preparation charges	Rs. 59,000/-	
Contribution to Flag Day Fund	Rs. 500/-	634764 dated 21.05.2018

4. The approved plan is numbered as **PPD/LO. No.51/2018** dated **16.08.2018**. Three copies of layout plan and planning permit **No.11582** are sent herewith for further action.

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

6. Any development proposed in the balance land comprised in S.Nos.42/1 part & 43/1 part would attract OSR charges for the direct 10% extent of the site proposed for development.

⊙ Reservation of EWS plots and levy of -

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 11th & 12th cited.

Yours faithfully,

2/7/18
for Principal Secretary /
Member Secretary

05/08/18
07/08/18

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.V.G.N Homes Pvt. Ltd. represented by its Director
Thiru.B.R.Nandakumar (GPA on behalf of
M/s. V.G.N. well Built Properties Pvt. Ltd.
Represented by its Managing Partner
Thiru.V.N.Devadoss
New No.333, Poonamallee High Road,
Amindakarai, Chennai – 600029.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. Stock file / Spare Copy.