

**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.inWeb site: www.cmdachennai.gov.in**Letter No. L1/9508/2019****Dated: 6 .07.2020**

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.54/2A1, 2B1, 2C2A, 2D2A & 2E2A, 55/2B1 & 2C1, 65/2A2, 2B, 2C, 2D & 5, 66/1A1, 1A2A & 1A2B and 67/1 & 2 of Soranchery 'A' Village (Hamlet of Anaikattucherry Village), Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

- Ref:
1. PPA for laying out of house sites received in CMDA vide Ref. APU No. L1/2019/000134 dated 10.06.2019.
 2. This office letter even No. dated 20.06.2019 addressed to the CE, WRD, PWD, Chennai Region.
 3. This office letter even No. dated 17.07.2019 addressed to the applicant.
 4. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Anaikattuchery (Hamlet) Village – I/2019/M dated 31.07.2019.
 5. Applicant letter dated 07.08.2019.
 6. This office DC Advice letter even No. dated 18.09.2019 addressed to the applicant.
 7. Applicant letter dated 20.09.2019 enclosing the receipts for payments.
 8. This office letter even No.-1 dated 26.09.2019 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the Skeleton Plan.
 9. This office letter even No.-2 dated 26.09.2019 addressed to the Superintending Engineer, TANGEDCO, CEDC, West, Anna Nagar, Chennai-40 enclosing the Skeleton Plan.
 10. Applicant letter dated 05.12.2019.
 11. This office letter even No. dated 10.12.2019 addressed to the Superintending Engineer, TANGEDCO, CEDC, South-I @ K.K.Nagar, Chennai-78 enclosing the Skeleton Plan.
 12. The Commissioner, Poonamallee Panchayat Union letter R.C.No.2839/2019/A3 dated 06.01.2020 enclosing a copy of Gift deed for handing over of Road space, Park Area and PP site-1 registered as Doc.No.17/2020 dated 03.01.2020 @ SRO, Poonamallee.
 13. The Superintending Engineer, CEDC / South-I, K.K.Nagar 110 KV, S.S.Complex, K.K.Nagar, Chennai-78 in letter No.SE / CEDC / S-I / AEE / C / F.Soranchery "A" / D.256 /20 dated 03.06.2020 for handing over of PP-2 site registered as Doc.No.1220/2020 dated 23.03.2020 @ SRO, Poonamallee.
 14. Applicant letter dated 12.06.2020 enclosing layout plan with fixation of plots.
 15. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 16. 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 layout of house sites in Laying out of house sites in S.Nos.54/2A1, 2B1, 2C2A, 2D2A & 2E2A, 55/2B1 & 2C1, 65/2A2, 2B, 2C, 2D & 5, 66/1A1, 1A2A & 1A2B and 67/1 & 2 of Soranchery 'A' Village (Hamlet of Anaikattucherry 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 has remitted the following charges / fees in the reference 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.40,605/-	B-0011987 dated 03.06.2019
Development charge	Rs.85,000/-	B-0014090 dated 20.09.2019
Layout Preparation charges	Rs.48,000/-	
Contribution to Flag Day Fund	Rs. 500/-	2761909 to 2761913 dated 20.09.2019

4. The approved plan is numbered as **PPD/LO. No. 50/2020 dated ...6....07.2020**. Three copies of layout plan and planning permit **No.13812** are sent herewith for further action.

5. You are requested to ensure that roads and park are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 4th cited and shall obtain a letter from PWD confirming the compliance of conditions, 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 15th & 16th cited.

Yours faithfully,

o/c
 03/07/2020
 for Member Secretary
 03/07/2020

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



- Copy to:
1. M/s.Urban Tree Housing Projects LLP, GPA,
6th Floor, Good Shepherd Square,
No.86, Kodambakkam High Road,
Nungambakkam,
Chennai-600 034.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout 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. 4th cited).
 3. **The Superintending Engineer,**
Chennai Electricity Distribution Circle South –I,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai – 600 078.
(along with a copy of approved layout plan).
 4. Stock file /Spare Copy

