



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
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Letter No. L1/9934/2019

Dated: 6 .08.2019

To *Commissioner*  
~~The Executive Officer,~~  
Mangadu Town Panchayat, *Poonamallee Panchayat Union,*  
Mangadu, Chennai - 600 122. *Poonamallee, Chennai - 600 056.*

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -  
Proposed sub-division of house sites in the land comprised in  
S.No.134/1B2A & 1B2B of Vellavedu village, Poonamallee Taluk,  
Thiruvallur District, Poonamallee Panchayat Union Limit -  
Approved - Reg.

- Ref:
1. Planning Permission Application for sub-division of house sites received in APU No.L1/2019/000141 dated 17.06.2019.
  2. This office letter even No. dated 26.06.2019 addressed to the applicant.
  3. Applicant letter dated 01.07.2019.
  4. This office DC advice letter even no. letter dated 01.07.2019 addressed to the applicant.
  5. Applicant letter dated 03.07.2019 enclosing the receipt of payments.
  6. Applicant letter dated 17.07.2019.
  7. This office letter even No. dated 19.07.2019 addressed to the applicant.
  8. Applicant letter dated 06.08.2019 enclosing receipt of payment made to TNEB for shifting of Single Pole HT line (DCW).
  9. G.O.No.112, H&UD Department dated 22.06.2017.
  10. 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 proposed sub-division of house sites in the land comprised in S.No.134/1B2A & 1B2B of Vellavedu 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 in the reference 5<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 4<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 2,200/-	B-0012263 dated 17.06.2019
Development charge for land	Rs. 8,000/-	B-0012664 dated 03.07.2019
Layout Preparation charge	Rs. 3,000/-	
Flag Day Fund	Rs. 500/-	2760894 to 2760898 dated 03.07.2019

4. The approved plan is numbered as **PPD/LO. No.84/2019 dated .08.2019**. Three copies of sub-division plan and planning permit **No.12705** are sent herewith for further action.

5. You are requested to ensure that passage is formed as shown in the approved plan and shifting of Single Pole HT line passing over the site, before sanctioning and release of the sub-division plan.

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 9<sup>th</sup> & 10<sup>th</sup> cited.

Yours faithfully,

o/c

Hy 6/8/19

for Senior Planner, MSB/Layout

20/08/19

06/08/2019

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

Copy to: 1. Thiru.V.S.Saravanan,  
No.13/1, N.S.R.Street,  
Vellavedu,  
Chennai - 600 124.

2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved sub-division plan).  
3. Stock file /Spare Copy

A-kevali  
7-8-19

