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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.in
Web site: www.cmdachennai.gov.in

Letter No. L1/8160/2019 **Dated: 14.11.2019**

To
The Commissioner
Poonamallee Panchayat Union.
Poonamallee,
Chennai – 600056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.No.80/2A & 3 of Mel Agaram village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

Ref:
1. PPA received in APU No. L1/2019/000113 dated 14.05.2019.
2. This office letter even No. dated 22.05.2019 addressed to the CE, PWD, WRD, Chennai Region.
3. This office letter even No. dated 17.06.2019 addressed to the SRO, Poonamallee.
4. The SRO, Poonamallee letter No.10/2019 dated 19.06.2019.
5. This office letter even No. dated 25.06.2019 addressed to the SRO, Poonamallee.
6. The SRO, Poonamallee letter No.Nil/2019 dated 26.06.2019.
7. This office DC Advice letter even No. dated 28.06.2019 addressed to the applicant.
8. Applicant letter dated Nil received on 16.07.2019 enclosing the receipts for payments.
9. This office REMINDER letter even No. dated 17.07.2019 addressed to the CE, PWD, WRD, Chennai Region.
10. The CE, PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Mel Agaram – 006029/2019 dated 23.07.2019.
11. The CE, PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Mel Agaram – 006029/2019 dated 30.07.2019 with amended conditions.
12. This office letter even No.-1 dated 26.08.2019 addressed to th Commissioner Poonamallee Panchayat Union enclosing the Skeleto plan.
13. This office letter even No.-2 dated 26.08.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle, South-I, TANGEDCO enclosing the Skeleton plan.
14. The Commissioner, Poonamallee Panchayat Union letter R.C.No.3841/2019/A3 dated 01.11.2019 enclosing the Gift Deed for handing over of Road area & PP site registered as Doc.No.3841/2019 dated 30.10.2019 @ SRO, Poonamallee.
15. The Superintending Engineer, CEDC / South-I, K.K.Nagar, Chennai-78 letter No.SE/CEDC/S/AEE/C/CHD/F.Mel Agaram/D.958/19 dated 05.11.2019 enclosing the Gift Deed for handing over of PP site registered as Doc. No.3842/2019 dated 30.10.2019 @ SRO, Poonamallee.
16. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
17. Secretary (H & UD and TNRERA) Letter 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.No.80/2A & 3 of Mel Agaram village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development & 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.

3. 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.

4. The applicant has remitted the following charges / fees in the reference 8th cited as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 7,000/-	B-0011540 dated 13.05.2019
Development charges for land	Rs.18,000/-	B-0012957 dated 16.07.2019
Layout Preparation charges	Rs.17,000/-	
OSR Charges (for 302 sq.m.)	Rs.15,30,000/-	
Contribution to Flag Day Fund	Rs. 500/-	2761201 to 2761205 dated 16.07.2019

5. The approved plan is numbered as **PPD/LO. No. 126/2019** dated **14.11.2019.** Three copies of layout plan and planning permit **No.12748** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan and compliance of all the conditions stipulated by PWD in their letter No.DB/T5(3)/F-Mel Agaram – 006029/2019 dated 23.07.2019 and letter No.DB/T5(3)/F-Mel Agaram – 006029/2019 dated 30.07.2019 and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout.

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 16th & 17th cited.

Yours faithfully,

18/11/2019

for Chief Planner, MSB/Layout

18/11

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. Thiru.G.A.Sridhar,
No.9, 2B, 2nd floor,
Valmigi Apartment, Valmigi Street,
T.Nagar, Chennai – 600 017.

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. 10 & 11th cited).

4. The Superintending Engineer,
   Chennai Electricity Distribution Circle, South-I,
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   110 KV, SS Complex, K.K.Nagar, Chennai-78.
   (along with a copy of approved layout plan).

5. Stock file /Spare Copy.

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