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.Layout-1/0274/2023 **Dated:25.03.2024**

To

The Commissioner
Poonamallee Panchayat Union,
Poonamallee – 600 056,
Tiruvallur District.

Sir,

Sub: CMDA- APU – Layout Division – Proposal for laying out of house sites at Plot No.1 lying in CMDA approved layout vide PPD/LO No.85/2018 in S.No.803/1S pt of Kuthambakkam Village, Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit – Approved – Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0274/2023 dated 18.08.2023.
2. This office letter even No. dated 09.11.2023 addressed to the applicant.
3. Applicant letter dated 16.11.2023.
4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
5. This office DC Advice letter even No. dated 22.02.2024 addressed to the applicant.
6. Applicant letter dated 26.02.2024 enclosing the receipt for payments.
7. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
8. This office letter even No. dated 01.03.2024 addressed to the applicant enclosing the layout plan.
9. Applicant letter dated 11.03.2024 enclosing original Gift deed for Road area registered as Doc.No.3356/2024 dated 07.03.2024 @ SRO, Avadi.
10. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
11. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for layout of house sites at Plot No.1 lying in CMDA approved layout vide PPD/LO No.85/2018 in S.No.803/1S pt of Kuthambakkam Village, Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit 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.

For SHANBAGAM ESTATE PVT. LTD

Authorised Signatory

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 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.12,244/-	CMDA/PP/Ch/11645/2023 dated 17.08.2023
Development charge	Rs.38,000/-	B-0024940 dated 26.02.2024
Layout Preparation charge & Balance Scrutiny Fee	Rs.22,500/- (Rs.22,000+Rs.500)	
Regularization charge	Rs.2,50,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.63/2024 dated 25.03.2024.** Three copies of layout plan and planning permit **No.15785** 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 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 10th & 11th cited.

7. The original Gift Deed registered as Doc.No.3356/2024 dated 07.03.2024 @ SRO, Avadi as in the reference 9th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited and Government letter in the reference 7th cited.

Yours faithfully,

for Chief Planner, Layout.

25/3/24

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).
3. Original Gift Doc.No.3356/2024 dated 07.03.2024 @ SRO, Avadi.

Copy to: 1. M/s.Shanbagam Estates Pvt. Ltd. rep. by
Thiru.J.Sivakkumar,
S.No.803/101, Padur - Mevalurkuppam Road,
Kuthambakkam,
Chennai 600 124.

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

For SHANBAGAM ESTATES PVT. LTD.

Authorised Signatory

3. The Superintending Engineer,
   Chennai Electricity Distribution Circle, West.
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   @ Thirumangalam, Anna Nagar,
   Chennai - 600 040. (w.o.e).

4. TNRERA,
   CMDA Tower-II, 1st floor,
   No.1A, Gandhi Irwin Bridge Road,
   Egmore, Chennai-600 008.

5. Stock file /Spare Copy.

For SHANBAGAM ESTATE PVT. LTD.

Authorised Signatory