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BY REGISTERED POST WITH ACK-DUE

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. L1/0283/2024 **Dated:26.12.2024**

To
The Commissioner,
Poonamallee Panchayat Union,

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in the property comprised in S.No.145/2A of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District within the limits of Poonamallee Panchayat Union – Approved - Reg.

Ref:
1. The Layout of House sites received in CMDA through online vide reference SBC.No.CMDA/PP/Layout-1/0283/2024 dated 20.09.2024
2. This office Particulars draft letter even No. dated 29.10.2024 addressed to the applicant
3. Applicant furnished Revised Plan dated 22.11.2024
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 03.12.2024 addressed to the applicant.
6. Applicant remitted DC and other charges dated 05.12.2024
7. This office letter dated 11.12.2024 addressed to the applicant enclosing skeleton plan.
8. Applicant letter dated 18.12.2024 enclosing the Gift deed for Road space registered as Doc.No.21822/2024 dated 14.12.2024 @ SRO, Kundrathur
9. G.O.Ms.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 1st cited for the proposed laying out of house sites in the property comprised in S.No.145/2A of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District within the limits of Poonamallee Panchayat Union was examined and layout plan has been prepared to satisfy the Development Regulations 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 8th cited as called for in this office letter 7th cited respectively

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.6,000/-	CMDA/PP/Ch/15741/2024 dated 16.09.2024
Development charge	Rs. 20,000/	CMDA/PP/Ch/16646/2024 dated 05.12.2024
Layout Preparation charge	Rs. 12,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.299/2024 dated 26.12.2024.** Three copies of layout plan and planning permit **No.16117** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and releasing 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 9th & 10th cited..

7. The original Gift Deed registered as Doc.No.21822/2024 dated 14.12.2024 @ SRO, Kundrathur as enclosed herewith as per the provision made in the G.O. in the reference 4th cited and Government letter in the reference 8th cited.

Yours faithfully,

for Member Secretary.

27/12/24

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 Deed Doc.No.21822/2024 dated 14.12.2024 @ SRO, Kundrathur

Copy to: 1. Tvl. Jayakumar and S.Suresh
GPA of Thiru Rajesh Kanna,
1A, Navalar Street, Karaiyanchavadi,
Poonamallee,
Chennai 600 056



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