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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.Layout-1/0239/2024

Dated:31.12.2024

To

The Commissioner

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

Sir,

Sub: CMDA- APU – Layout Division – Proposal for laying out of house sites in S.Nos.298/2, 3A1 & 3A2 of Chokkanallur Village (Vayalanallur-B as per Patta), 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-1/0239/2024 dated 08.08.2024.
 2. This office letter even No. dated 08.09.2024 addressed to the applicant.
 3. Applicant letter dated 05.11.2024.
 4. The CE, WRD, Chennai Region in letter No. DB/T5(3)/F-NOC 1659 Vayalanallur-B village (Chokkanallur) 3779/2024 dated 21.05.2024.
 5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 6. This office DC advice letter even No. dated 09.12.2024 addressed to the applicant.
 7. Online payment receipt dated 12.12.2024.
 8. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
 9. This office letter even No. dated 19.12.2024 addressed to the applicant enclosing the layout plan.
 10. Applicant letter dated 27.12.2024 enclosing original Gift deed for Road area registered as Doc.No.8291/2024 dated 24.12.2024 @ SRO, Poonamallee.
 11. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 12. 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 in S.Nos.298/2, 3A1 & 3A2 of Chokkanallur Village (Vayalanallur-B as per Patta), 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.

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.7,772/-	CMDA/PP/Ch/15105/2024 dated 08.08.2024
Development charge	Rs.40,000/-	CMDA/PP/Ch/16740/2024 dated 12.12.2024
Layout Preparation charge	Rs.20,000/-	
Balance scrutiny fee	Rs.5,000/-	
OSR charge	Rs.6,70,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.306/2024 dated 31.12.2024**. Three copies of layout plan and planning permit **No.16124** 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 11th & 12th cited.

7. The original Gift Deed registered as Doc.No.8291/2024 dated 24.12.2024 @ SRO, Poonamallee as in the reference 10th cited is also enclosed herewith as per the provision made in the G.O. in the reference 5th cited and Government letter in the reference 8th cited.

Yours faithfully,


for Chief Planner, Layout. 3/1/25
Hs 3/1/25

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.8291/2024 dated 24.12.2024 @ SRO, Poonamallee.

Copy to: ✓ M/s.Sugali Housing & Infra Developers LLP rep. by
Thiru.K.Rakesh Kumar, Co-owner cum GPA on behalf
of Tvl.T.R.Hari Prasad & Shermila Hariprasad,
No.4/6, VOC 2nd Cross Street,
Kodambakkam,
Chennai – 600 024.

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

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.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
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Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No.Layout-1/0239/2024

Dated:19.12.2024

To

M/s.Sugali Housing & Infra Developers LLP,
No.4/6, VOC 2nd Cross Street,
Kodambakkam,
Chennai – 600 024.

Sir,

Sub: CMDA - APU – Layout Division – Proposal for Laying out of house sites in S.Nos.298/2, 3A1 & 3A2 of Chokkanallur Village (Vayalanallur-B as per Patta), Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit – Handing over of the Proposed Road space and PP-1 & 2 sites – Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0239/2024 dated 08.08.2024.
 2. This office letter even No. dated 08.09.2024 addressed to the applicant.
 3. Applicant letter dated 05.11.2024.
 4. The CE, WRD, Chennai Region in letter No. DB/T5(3)/F-NOC 1659 Vayalanallur-B village (Chokkanallur) 3779/2024 dated 21.05.2024.
 5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 6. This office DC advice letter even No. dated 09.12.2024 addressed to the applicant.
 7. Online payment receipt dated 12.12.2024.
 8. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.

The proposal received in the reference 1st cited for the proposed layout of house sites in S.Nos.298/2, 3A1 & 3A2 of Chokkanallur Village (Vayalanallur-B as per Patta), Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit was examined and the layout has been prepared by the applicant to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements. The applicant has remitted the Scrutiny Fee, Development Charge and other charges applicable to this office in Cash Bill No.CMDA/PP/Ch/15105/2024 dated 08.08.2024 & CMDA/PP/Ch/16740/2024 dated 12.12.2024.

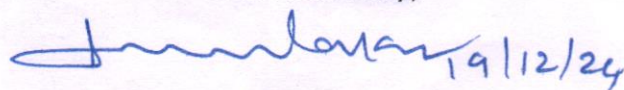
2. In the G.O. (Ms).No.181, Housing and Urban Development [UD4(1)] dated 09.12.2020 it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for Roads, Open Space Reservation and Public purpose to be gifted by the applicant(s) and gift deed registered in the Name of the Concerned Local Body. In the ref. 8th cited the

Government has ordered that the procedure be followed in the Directorate of Town and Country Planning in respect of gifting of the road /OSR /Public Purpose for approving the layout/sub-division proposals in Chennai Metropolitan Area.

3. You are therefore, requested to gift the Road, OSR, and the Public Purpose -1 site (reserved for Local Body) & Public Purpose -2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the layout plan showing the Road, OSR, Public Purpose -1 & 2 sites with area details, which have to be handed over to the **Poonamallee Panchayat Union** represented by the **Commissioner, Poonamallee Panchayat Union** along with a copy of the Gift Deed Format is enclosed.

4. You are requested to furnish the original registered Gift Deed for Road, OSR, and Public Purpose -1 & 2 sites and on receipt of the registered gift deed in original, the layout plan will be sent to the Commissioner, Poonamallee Panchayat Union for sanctioning of the layout.

Yours faithfully,



for Chief Planner, Layout.

Encl: One copy of Layout plan, a copy of "A4" size sketch along with Gift Deed format for registration purpose.

Copy to:

1. **The Commissioner**
Poonamallee Panchayat Union,
Poonamallee – 600 056,
Tiruvallur District.
(along with a copy of Layout plan).
2. **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).

LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY WRD. PWD IN THEIR LETTER NO DB/TE/3/JF-NOC-1659 VAYALANLUR B VILLAGE(CHOKKANALUR)37/79/2024/DATED 21.05.2024. AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

 SITE BOUNDARY
 PROPOSED ROAD
 EXISTING ROAD
 PUBLIC PURPOSE-1
 PUBLIC PURPOSE-2
 CHANNEL

**Chennai Metropolitan
Development Authority**
No.8, Gandhi Irwin Road,
Egmore, Chennai - 600 008.

POONAMALLEE TANCORU
LAYOUT OF HOUSE SITES IN S.Nos: 298/2, 298/3A1 & 298/3A2 OF CHOKKANALLUR VILLAGE.
(VAYALANALLUR-BAS PER PATTA)

SCALE - 1:800 (ALL MEASUREMENTS ARE IN METRE)



Chennai Metropolitan Development Authority
PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. **16124**

Date of Permit **12.2024**

PPD NO. 306
LO 2024

M/S. Sugali Housing & Infra
Developers LLP rep by.

Thiru. K. Rakesh Kumar, Co-owner

Cum GPA on behalf of

TVL. T.R. Hari Prasad & Shermila
Hari Prasad,

No. 4/6, VDC 2nd Cross Street

Name of Applicant with Address

Kadambakkam ch-600 024.

Date of Application **08.08.2024.**

Nature of Development : ~~Layout/Sub-division of Land/Building construction/~~
~~Charge in use of Land/Building~~

Site Address

Proposed layout of House sites in 8 Nos. 298/2,
3A1 & 3A2 of Chokkanallur Village (Voyalana
as per Patta), Poornamallee taluk, Thiruvallur
District, Poornamallee Panchayat Union limit.

Division No.

CMDA/PP/CH/16740/2024

Development Charge paid Rs. **40000/-**

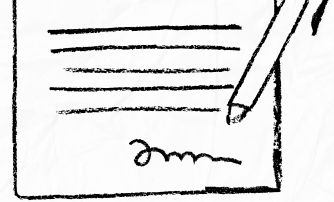
Challan No.

Date **12.12.2024**

PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction 'already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

3/1/25
For MEMBER SECRETARY



our services doesn't just end there



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Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



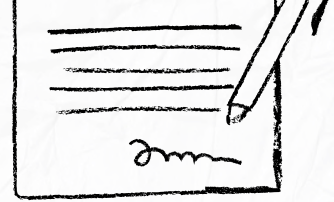
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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OMR Thoraipakkam,
Chennai, India

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