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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

கலைஞர் 100 1924 - 2023

Letter No. L1/0242/2024 **Dated: 12.12.2024**

To
The Commissioner,
Poonamalle Panchayat Union,
Thiruvallur District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of House Sites in the property comprised in S.No.400/2B, 401/2A, 401/2B1, 401/2B2 and 401/5 of Vayalanallur-B (Thirumanam) 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-1/0242/2024 dated 13.08.2024
2. This office Particulars draft letter even No. dated 06.09.2024 addressed to the applicant
3. Applicant furnished Revised Plan through online dated 06.11.2024
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 27.11.2024 addressed to the applicant.
6. Applicant remitted DC and other charges dated 28.11.2024
7. This office letter dated 03.12.2024 addressed to the applicant enclosing skeleton plan.
8. Applicant letter dated 06.12.2024 enclosing the Gift deed for Road space registered as Doc.No.7747/2024 dated 04.12.2024 @ SRO, Poonamallee
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 400/2B, 401/2A, 401/2B1, 401/2B2 and 401/5 of Vayalanallur-B (Thirumanam) 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.25,800/-	CMDA/PP/Ch/15365/2024 dated 13.08.2024
Development charge	Rs. 75,000/	CMDA/PP/Ch/16559/2024 dated 28.11.2024
Layout Preparation charge	Rs. 37,000/-	
Balance Scrutiny Fee	Rs.1,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4.The approved plan is numbered as **PPD/L.O.No.278/2024 dated 12.12.2024.** Three copies of layout plan and planning permit **No.15996** 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.7747/2024 dated 04.12.2024 @ SRO, Poonamallee 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. 13/12/24

13.12.24

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. 7747/2024 dated 04.12.2024 @ SRO, Poonamallee

Copy to: 1. **Thiru R.Sivaprakasam,**
No.70/7, P.H.Road,
Senneerkuppam,
Poonamallee,
Chennai 600 056

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

3. The Superintending Engineer,
Chengalpattu Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130, GST Road (opposite to New Bus Stand),
Chengalpattu – 603 001.
(along with a copy of approved layout plan).

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

PLANNING PERMIT

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

PERMIT No. 15996 Date of Permit 12.2024

PPD/TO NO. 278/2024

File No Layout-1/0242/2024

Name of Applicant with Address .....Thiru. R. Sivaprakasam, No. 70/7, P.H. Road Senneerkuppam Poonamallee Chennai - 600 056.

Date of Application .....

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

Site Address .....Proposed Layout of House Sites in the Property Comprised in S.Nos.400/2B, 401/2A, 401/2B1, 401/2B2 & 401/5 of

Division No. .....Vayalanallur-B (Thirumanam) village, Poonmallee Taluk, Thiruvallur District

.....within the Limits of Poonamalle Panchayat Union.

CMDA/PP/ch/16559/2024

Development Charge paid Rs.75000/- Challan No..... Date 28.11.2024

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.

13/12/24

For MEMBER SECRETARY

12/12/24



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

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

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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

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

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OMR Thoraipakkam,
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