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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-1/0355/2023 **Dated:31.05.2024**

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.No.237/4 & 10 of Chembarambakkam 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-1/0355/2023 dated 12.11.2023.
2. This office letter even No. dated 18.01.2024 & 07.02.2024 addressed to the applicant.
3. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
4. This office DC advice letter even No. dated 22.02.2024 addressed to the applicant.
5. Online payment receipt dated 29.02.2024.
6. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
7. This office letter even No. dated 04.03.2024 addressed to the applicant enclosing the layout plan.
8. Applicant letter dated 27.05.2024 enclosing original Gift deed for Road area registered as Doc.No.3424/2024 dated 24.05.2024 @ SRO, Poonamallee.
9. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
10. 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.No.237/4 & 10 of Chembarambakkam 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.

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 5th cited as called for in this office letter 4th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.7,950/-	CMDA/PP/Ch/12389/2023 dated 12.11.2023
Development charge	Rs.26,000/-	CMDA/PP/Ch/13315/2024 dated 29.02.2024
Layout Preparation charge	Rs.17,000/-	
OSR charge	Rs.7,40,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.117/2024 dated 31.05.2024.** Three copies of layout plan and planning permit **No.15834** 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 9th & 10th cited.

7. The original Gift Deed registered as Doc.No.3424/2024 dated 24.05.2024 @ SRO, Poonamallee as in the reference 8th cited is also enclosed herewith as per the provision made in the G.O. in the reference 3th cited and Government letter in the reference 6th cited.

Yours faithfully,

for Chief Planner, Layout.

31/5/24

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.3424/2024 dated 24.05.2024 @ SRO, Poonamallee.

Copy to: 1. Thiru.N.Mathivanan, GPA on behalf of
M.Krishnamurthy,
No.20/5, Veerapandi Nagar,
3rd Street, Choolaimedu,
Chennai – 600 094.

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).
(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
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-1/0355/2023 **Dated: 04.03.2024**

To

Thiru.N.Mathivanan,
No.20/5, Veerapandi Nagar,
3rd Street,
Choolaimedu,
Chennai 600 094.

Sir,

Sub: CMDA - APU – Layout Division – Laying out of house sites for the property comprised in S.No.237/4 & 10 of Chembarambakkam village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Gifting of the Road and Public Purpose site -1 & 2 earmarked in Layout to the Local Body - Reg.

Ref:
1. The Layout proposal received in CMDA through online vide reference SBC No. CMDA/PP/Layout-1/0355/2023 on 12.11.2023.
2. This office letter even No. dated 13.01.2024 addressed to the applicant.
3. Applicant letter dated 18.01.2024 has uploaded the particulars.
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 21.03.2024 addressed to the applicant.
6. Applicant letter dated 29.02.2024 uploaded the receipts for payments.
7. 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 laying out of house sites for the property comprised in S.No.237/4 & 10 of Chembarambakkam village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat limit was examined and the layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements. The applicant has remitted the Scrutiny Fee, Development charge and other applicable charges applicable to this office in Cash Bill No.CMDA/PP/Ch/12389/2023 dated 12.11.2023 & CMDA/PP/Ch/13315/2023 dated 29.02.2024.

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. 7th 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 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 and 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 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 Member Secretary

4.3.2024

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

Copy to:

1. **The Commissioner,**
   Poonamallee Panchayat Union
   Poonamallee,
   Chennai – 600 056.

2. The Superintending Engineer,
   Chennai Electricity Distribution Circle, (South-
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   K.K.Nagar, Chennai-600 078.



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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