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Layout Application - Final Approval Letter

Roc No: 01/2025-2026

Date: 6/27/25 6:35 PM

From:

No 1 Duraished Colony Near Anganvadi School Vilangadupakkam

To :

Tmt. Mubeena (CMDA/PP/LAYOUT-1/0364/2024)
No.49, 3rd Street,
Thiruneelakandar Nagar,
Puzhal, Chennai - 600 066.

Online Application Number:

CMDA/PP/LAYOUT-1/0364/2024

Sir/ Madam,

Sub :

Final Approval of Residential Layout - Proposal for Laying out of house sites in S.No.135 of Vilangadupakkam Village of Puzhal Panchayat Union Limit, Ponneri Taluk, Tiruvallur District– Approved – Reg.

Ref :

- 1.)Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai - 600008. Letter No - CMDA/PP/LAYOUT-1/0364/2024
- 2.)CMDA Approval No – OL-PPD/LO/0059/2025
- 3.)CMDA Permit No – OL-01682 Dated: 28.03.2025
- 4.)Roc No: 01/2025-26, Dated :27.06.2025
- 5.)Gift Deed No: 3810/2025, Dated :21.03.2025 @ SRO, Redhills
- 6.)Demand Payment Request Letter date – 24.06.2025
- 7.)Payment Confirmation by Applicant: Mrs. Mubeena, Date: 25.06.2025
- 8.)G.O.(Ms)No.180, Rural Development and Panchayat Raj (PR-II (2)) Dated: 05.12.2024
- 9.)Commissioner of DR&PR Lr.No.4870/2024/PRI.MIS-1 Dated: 15.01.2025, 16.05.2025 and 17.06.2025.
- 10.)Affidavit received from the Applicant dated 23.06.2025.

Body:

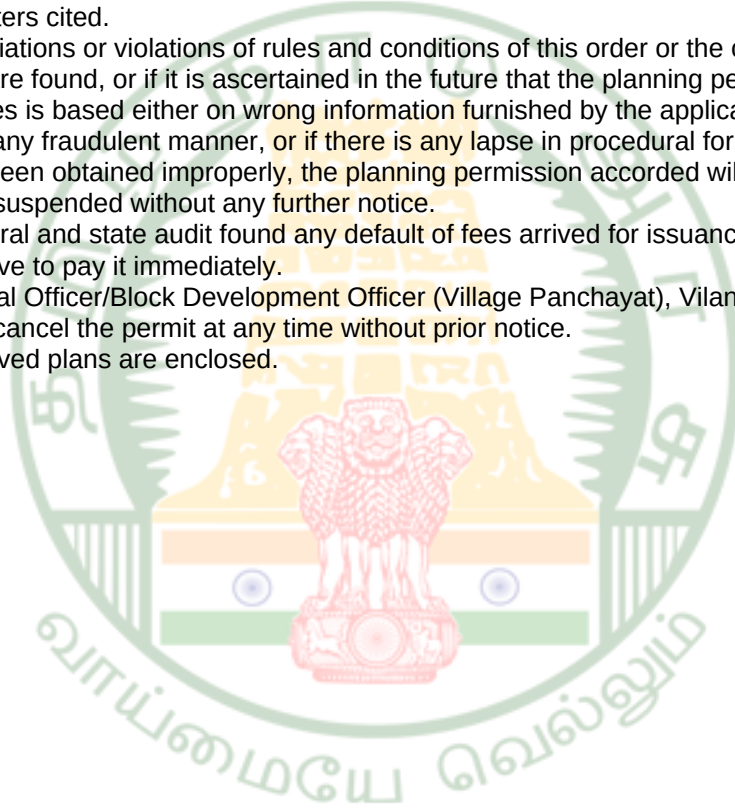
With Reference to the above Subject and your application, this is to inform you that the Residential Layout Situated in Survey No.135 at Vilangadupakkam Village of Puzhal Panchayat Union limit, Ponneri Taluk, Tiruvallur district, covering a total extent of 1300 Sq.m (0.32 acre), Comprising of 12 plots.

The applicant has developed the layout infrastructure – including road in accordance with the Specification prescribed by the Vilangadupakkam Panchayat. The road Pattern was approved by the CMDA and the required public space has been transferred to the Puzhal Panchayat Union as per Gift Deed No.3810/2025.

Accordingly, the Vilangadupakkam Panchayat grants Final Approval for this Layout.

CONDITIONS

- 1.The condition specified in the Member Secretary, C.M.D.A (Layout condition accompanying Layout of House Sites in the Chennai Metropolitan Area) . CMDA/PP/LAYOUT-1/0364/2024 dated 28.03.2025 OL-PPD/LO No.0059/2025 and subjected to the condition over leaf of Member Secretary, Chennai Planning permission No. OL-01682 Dated: 28.03.2025.
- 2.The other condition specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, Sub Rule 1 to 10) is Applicable.
- 3.The applicant is advised to abide by the rules and regulation that will be issued by the Government in this regard.
- 4.The applicant is advised to follow the condition laid down in the Chennai Metropolitan Development Authority letters cited.
5. If any deviations or violations of rules and conditions of this order or the conditions of the department concerned are found, or if it is ascertained in the future that the planning permission obtained for laying out of house sites is based either on wrong information furnished by the applicant, or by misrepresentation of facts, or by any fraudulent manner, or if there is any lapse in procedural formalities to be followed, or if the permit has been obtained improperly, the planning permission accorded will be cancelled and the Permission suspended without any further notice.
6. If the central and state audit found any default of fees arrived for issuance of Layout permission the applicant have to pay it immediately.
- 7.The Special Officer/Block Development Officer (Village Panchayat), Vilangadupakkam, reserves full authority to cancel the permit at any time without prior notice.
- 8.The approved plans are enclosed.



Signature Not Verified

Signed by: Village Panchayat President
Location: Tiruvallur
Date: 2025.06.27 18:35:15





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.
(Approved Letter)

File No. : **CMDA/PP/LAYOUT-1/0364/2024**

Date : **28/03/2025**

To
The Commissioner,
Puzhal Panchayat Union

Dear Sir / Madam,

Sub : CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of House Sites in the property comprised in S.No.135 of Vilangadupakkam Village, Ponneri Taluk, Thiruvallur District within the limits of Puzhal Panchayat Union – Approved - Reg.

Ref :

1. The Layout of House sites received in CMDA through online vide reference SBC.No. CMDA/PP/Layout-1/0364/2024 dated 10.12.2024
2. This office Particulars draft letter even No. dated 20.12.2024 addressed to the applicant
3. Applicant furnished Revised Plan dated 30.01.2025
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 28.02.2025 addressed to the applicant.
6. Applicant remitted DC and other charges dated 04.03.2025
7. This office letter dated 14.03.2025 addressed to the applicant enclosing skeleton plan.
8. Applicant letter dated 24.03.2025 enclosing the Gift deed for Road space registered as Doc.No.3810/20 dated 21.03.2025 @ SRO, Redhills
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.135 of Vilangadupakkam Village, Ponneri Taluk, Thiruvallur District within the limits of Puzhal Panchayat Union was examined and layout plan has been prepared to satisfy the Development Regulations requirements and approved.

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.

The applicant has remitted the following charges / fees as called for in this office DC letter:

Sl. No.	Charges	Amount	Receipt No. & Date
I	Scrutiny Fees	Rs.1,950.00	CMDA/PP/Ch/16596/2024 & dt. : 29 November, 2024
II	Regularisation charge for land	Rs.40,000.00	CMDA/PP/Ch/17479/2025 & dt. : 04 March, 2025
III	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/17479/2025 & dt. : 04 March, 2025
IV	Development Charge	Rs.7,000.00	CMDA/PP/Ch/17479/2025 & dt. : 04 March, 2025
V	Layout Preparation Charge	Rs.6,000.00	CMDA/PP/Ch/17479/2025 & dt. : 04 March, 2025

The approved plan is numbered as **OL-PPD/LO/0059/2025 dated 28 March, 2025** . Three copies of Open Layout plan and planning permit **No.OL-01682** are sent herewith for further action.

You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and releasing the layout.

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.

The original Gift Deed registered as Doc.No. 3810/2025 dated 21.03.2025 @ SRO, Redhills Road Area – 410 Sq.m, Public Purpose 1 – 8.0 Sq.m, Public Purpose 2 – 9.0 Sq.m 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,

Signature Not Verified

Name : V. Krishna
Designation : Assistant Planner
Date : 03/28/2025 5:40:42 PM

Name: V Krissna
Designation: Assistant Planner
Date: 28 March, 2025
For
Member Secretary
CMDA

Encl :

1. Three copies of approved plan
2. Planning Permit Duplicate(with the direction to not to use the logo of CMDA in the Open Layout plan since the same is registered)
3. Original Gift Deed Doc.No. 3810/2025 dated 21.03.2025 @ SRO, Redhills

Copy To:

1. Tmt.Mubeena.
No.49, 3rd Street,
Thiruneelakandar Nagar,
Puzhal,
Chennai 600 066
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.





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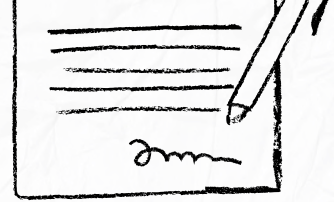
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Zoning & Land Use Analysis

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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