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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-1/0199/2024

Dated:28.11.2024

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.237/1A, 1B1, 1B5A, 1B5B & 1B5C of Ayalcheri Village (Sorancheri-A 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-1/0199/2024 dated 09.07.2024.
 2. This office letter even No. dated 29.07.2024 addressed to the applicant.
 3. Applicant letter dated 12.09.2024.
 4. This office GLV letter even No. dated 07.10.2024 addressed to the SRO, Avadi.
 5. The SRO, Avadi in letter No.554/2024 dated 08.10.2024.
 6. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 7. This office DC advice letter even No. dated 17.10.2024 addressed to the applicant.
 8. Online payment receipt dated 21.10.2024.
 9. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
 10. This office letter even No. dated 23.10.2024 addressed to the applicant enclosing the layout plan.
 11. Applicant letter dated 09.11.2024 & 26.11.2024 enclosing original Gift deed for Road area registered as Doc.No.15842/2024 dated 06.11.2024 @ SRO, Avadi.
 12. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 13. 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.237/1A, 1B1, 1B5A, 1B5B & 1B5C of Ayalcheri Village (Sorancheri-A 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 8th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.11,886/-	CMDA/PP/Ch/14914/2024 dated 09.07.2024
Development charge	Rs.36,000/-	CMDA/PP/Ch/16023/2024 dated 21.10.2024
Layout Preparation charge	Rs.23,000/-	
OSR charge	Rs.34,25,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.274/2024 dated 28.11.2024**. Three copies of layout plan and planning permit **No.15992** 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 12th & 13th cited.

7. The original Gift Deed registered as Doc.No.15842/2024 dated 06.11.2024 @ SRO, Avadi as in the reference 11th cited is also enclosed herewith as per the provision made in the G.O. in the reference 6th cited and Government letter in the reference 9th cited.

Yours faithfully,

[Signature]
for Chief Planner, Layout.

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.15842/2024 dated 06.11.2024 @ SRO, Avadi.

Copy to:

1. M/s. Best Homes,
 2. M/s. Sri Vari Enterprises,
 3. M/s. Jayam Property & Developer,
 4. Nageswara Rao Kukatla,
- GPA on behalf of P.S. Muthiyalu & others,
No.45/32, A-Block, 6th Street,
Anna Nagar,
Chennai 600 102.

1. The Study Program
 Study Plan Program
 Study Program 2
 Study with a view of the application period 2020
2. The Study Program
 Study Plan Program
 Study with a view of the application period 2020
 Study with a view of the application period 2020
 Study with a view of the application period 2020
 Study with a view of the application period 2020
3. Study
 Study Plan Program
 Study with a view of the application period 2020
 Study with a view of the application period 2020
4. Study Plan Program

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. **15992**

Date of Permit **28.11.2024**

P.P.D No. **274**
L.O **2024**

M/
G/
S

1.M/s.Best Homes.
2.M/s.Sri Vari Enterprises.
3.M/s.Jayam Property & Developer.
4.Nageswara Rao Kukatla
GPA on behalf of P.S.Muthiyalu & 3
others.
No.45/32, A-Block, 6th Street, Anna Nagar.
Chennai - 600 102.

File No **Layout-1/0199/2024-1**

Name of Applicant with Address

Date of Application **09.07.2024**

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

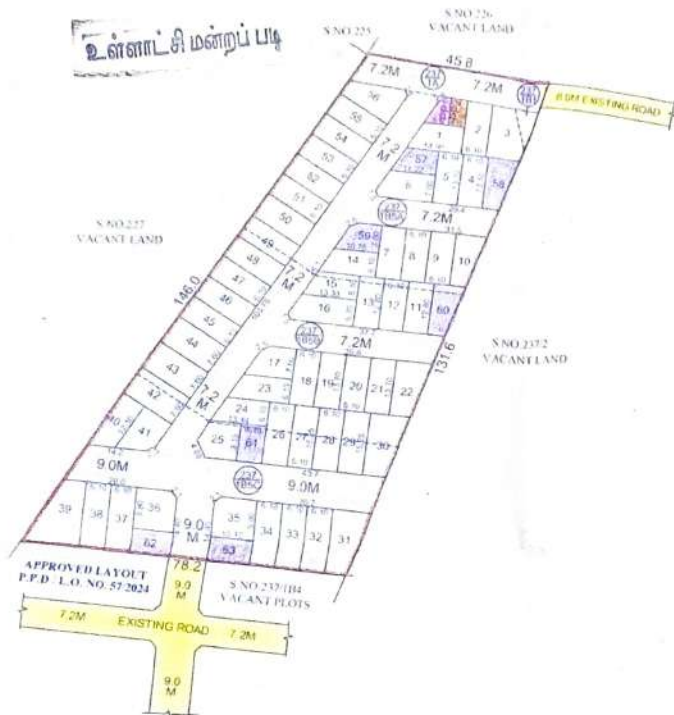
Proposed layout of house sites in S.No.
Site Address **237/1A, 1B1, 1B5A, 1B5B & 1B5C of**
Ayalcheri village (Soyancheri - A as per plan)
Division No. **Poonamallee Taluk, Tiruvallur District,**
Poonamallee Panchayat Union Limit.

CMDA/PP/ch/16023/2024
Development Charge paid Rs. **36,000/-** Challan No..... Date **21.10.2024**

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.

Jaisankar
For MEMBER SECRETARY



TOTAL EXTENT (AS PER PATTI)	7924 SQ.M
ROAD AREA	2459 SQ.M
PUBLIC PURPOSE AREA (1%)	85 SQ.M
(P.P. - 1) VACANT LAND TO THE LOCAL BODY (S.Nos. 237/1A, 1B1, 1B5A, 1B5B & 237/1B5C)	
REGULAR PLOTS (1 TO 56)	56 Nos.
E.W.S PLOTS (452 SQ.M) (57 TO 63)	7 Nos.
TOTAL NO. OF PLOTS	63 Nos.

NOTE

1. SPLAY - 1.5M X 1.5M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
 3.
 - ROAD AREA
 - PUBLIC PURPOSE AREA - 1
 - PUBLIC PURPOSE AREA - 2
- WERE HANDLED OVER TO THE LOCAL BODY VIDE G.O. NO. 107/2024 DATED 31.08.2024

CONDITIONS

- (TNCDDR, 2019) RULE NO. 47 (9) IN G.O.M. No. 18/MAWS, DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.M. No. 14/MAWS (MAJ) DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No. 41, DATED 31.08.2020.
- THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS. AFTER A PERIOD OF THREE YEARS IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.
- (ii) TNCDDR RULE NO. 47(11).
- THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD SHALL BE BORNE BY THE APPLICANT.
- (iii) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.
- NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- EWS

CONDITIONS:
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

For SRI VARI ENTERPRISES

PROPRIETOR

BEST HOMES

Partner/Authorised Signatory

OWNER'S SIGNATORY

S. SAKTHI GANESH B. Arch
Architect /CA/2021/133707
No 92, F3, Vijayambikai Flats,
Pillayar Kovil Street, Ambatur,
Chennai - 53, Ph: 9056387149

LICENSED SURVEYOR



This Planning Permission issued under New Rule TNCDDR, 2019 is subject to final outcome of the W.P.(MD) No.8748 of 2019 and W.MP (MD) Nos. 6912 & 6913 of 2019.

POONAMALLEE PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos. 237/1A, 1B1, 1B5A, 1B5B & 237/1B5C OF
AYALCHERI VILLAGE (SORANCHERI-A VILLAGE AS PER PATTI)

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

Planning Permit No. 15992 Dated: 28.11.2024

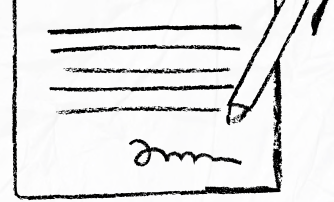
P.P.D. No: 274
L.O. 2024

APPROVED

VIDE LETTER No: Layout-1/0199/2024

DATED

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 098.



our services doesn't just end there



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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.



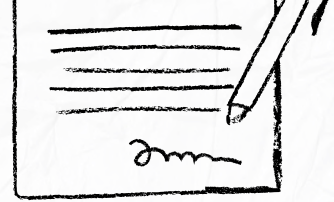
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Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions
with smart tools**



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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



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

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OMR Thoraipakkam,
Chennai, India

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