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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.

(Approved Letter)

File No. **: CMDA/PP/LAYOUT-1/0337/2024** Date : **08/03/2025**

To

The Commissioner,

Poonamallee Panchayat Union,

Thiruvallur District.

:

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.279/6, 279/7, 420/8, 423/1A2, 423/1A3, 423/1B1, 423/2, 424/1, 424/2, 425 and 426 of Kuthambakkam 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-1/0337/2024 dated 21.11.2024
2. This office Particulars draft letter even No. dated 13.12.2024 addressed to the applicant
3. Applicant furnished Revised Plan through online dated 02.01.2025
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 07.02.2025 addressed to the applicant.
6. Applicant remitted DC and other charges dated 07.02.2025
7. This office letter dated 13.02.2025 addressed to the applicant enclosing skeleton plan.
8. Applicant letter dated 18.02.2025 enclosing the Gift deed for Road space registered as Doc.No.2458/2025 dated 18.02.2025 @ SRO, Avadi
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.279/6, 279/7, 420/8, 423/1A2, 423/1A3, 423/1B1, 423/2, 424/1, 424/2, 425 and 426 of Kuthambakkam 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

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.18,726.00	CMDA/PP/Ch/16470/2024 & dt. : 21 November, 2024
II	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/17307/2025 & dt. : 07 February, 2025
III	Development Charge	Rs.55,000.00	CMDA/PP/Ch/17307/2025 & dt. : 07 February, 2025
IV	Layout Preparation Charge	Rs.30,000.00	CMDA/PP/Ch/17307/2025 & dt. : 07 February, 2025

The approved plan is numbered as **OL-PPD/LO/0032/2025 dated 08 March, 2025** . Three copies of Open Layout plan and planning permit **No.OL-01615** 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.2458/2025 dated 18.02.2024 @ SRO, Avadi, Road Area – 4187Sq.m, Public Purpose 1 – 56Sq.m, Public Purpose 2 – 42Sq.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 valid

Name :Neelakandan Neelakandan
Designation :Assistant Planner
Date :03/08/2025 2:32:01 PM

Name: Neelakandan Neelakandan

Designation: Assistant Planner

Date: 08 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 register
3. Original Gift Deed Doc.No. 2458/2025 dated 18.02.2024 @ SRO, Avadi

Copy To:

1. M/S M S Homes represented by G Satish,
   Plot No.92/2B2, Ist Floor,
   DRR Nagar, Avadi Main Road,
   Karayanchavadi,
   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.



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



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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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