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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 -1/0269/2022 **Dated:12.03.2024**

To
The Commissioner,
Poonamallee Panchayat Union
Poonamallee,
Chennai – 600 056.

Sir,

Sub: CMDA - APU – Layout Division – Proposed laying out of house sites in the land comprised in S.No.237/1B2, 1B3 & 1B4 of Ayalchari (as per SMP), Sorancheri-A (as per Petta) Village, Poonamallee Taluk, Thiruvallur 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 / 0269/2022 on 23.12.2022.
2. This office letter even No. dated 22.09.2023 addressed to the applicant.
3. This office letter even No. dated 22.09.2023 addressed to the Member Secretary, TNPCB.
4. Applicant letter dated 08.11.2023.
5. The Member Secretary, TNPCB in letter No.T2/TNPCB/F.021903/TLR/CMDA/2023 dated 06.11.2023.
6. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
7. This office letter even No. dated 04.01.2024 addressed to the Sub-Registrar, Avadi.
8. The Sub-Registrar, Avadi in letter No.30/2024 dated 10.01.2024.
9. This office DC Advice letter even No. dated 22.01.2024 addressed to the applicant.
10. Applicant letter dated 21.02.2024 enclosing the receipt for payments.
11. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
12. This office letter even No. dated 23.02.2024 addressed to the applicant enclosing the 'A4' size proposed layout plan.
13. Applicant letter dated 06.03.2024 enclosing a copy of the Gift deed for the Road space, park area and PP 1 & PP 2 sites registered as Doc. No.3150/2024 dated 05.03.2024 @ SRO, Avadi.
14. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
15. The 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 land comprised in S.No.237/1B2, 1B3 & 1B4 of Ayalchari (as per SMP), Sorancheri-A (as per Petta) Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit 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 9th cited as called for in this office letter 10th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.11,439/-	CMDA/PP/Ch/9467/2022 dated 23.12.2022.
Development Charges	Rs.40,000/-	B-0024926 dated 21.02.2024
Layout preparation charges	Rs.20,000/-	
OSR charges	Rs.15,52,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.57/2024 dated 12.03.2024.** Three copies of layout plan and planning permit **No.15779** 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 14th & 15th cited.

7. The original Gift Deed registered as Doc. No.3150/2024 dated 05.03.2024 @ SRO, Avadi as in the reference 13th cited is also enclosed herewith as per the provision made in the G.O. in the reference 6th cited and Govt. letter in the ref. 11th cited.

Yours faithfully,

for Member Secretary

12/3/24

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.3150/2024 dated 05.03.2024 @ SRO, Avadi.

Copy to: 1. M/s Raghava Foundations Pvt. Ltd., rep by its director Thiru.S.Venkata Siddartha GPA, on behalf of Thiru.P.V.Murugan & 2 others, No.116/132, KG-NTR Heritage, Rangarajapuram Main Road, Kodambakkam, Chennai-600 024.

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

...nnai Metropolitan Development Authority

PLANNING PERMIT

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

...ERMIT No. 15779

PD/LO No: 57/2024

Date of Permit 12/03/2024

File No Layout-1/0269/2022

Name of Applicant with Address M/s. RAGHAVA FOUNDATIONS Pvt. Ltd., rep. by its director Th. S. VENKATA SIDDARTHA GPA on behalf of Th. P.V. MURUGANAND 2 Others. No: 116/132, G-NTR Heritage, Rangarajapuram Main Road, Kodambakkam, Chennai - 600024

Date of Application 23/12/2022

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

Site Address Proposed Layout of house sites in the land

Division No. Composed in S.No: 237/1B2, 1B3 & 1B4 of Ayalchery (as per SMP) Sorancheri-A (as per Patta) Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit.

Development Charge paid Rs 40,000/- Challan No B-0024926 Date 21/2/24

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.

For MEMBER SECRETARY

12/03/2024

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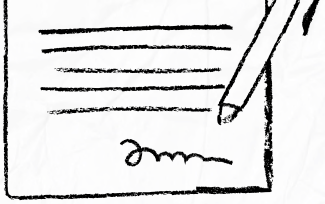

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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

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We're honored to be part of your
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