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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. L1/0231/2023 **Dated:20.11.2023**

To

The Commissioner,
Poonamallee Panchayat Union,
Poonamallee – 600 056,
Tiruvallur District

Sir,

Sub: CMDA - APU – Layout Division – Proposal for laying out of house sites for the property comprised in S.No.546/5C of Thiruninravur-B Village, Avadi 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-1/0231/2023 dated 05.07.2023.
2. Applicant letter dated 25.07.2023.
3. This office letter even No. dated 04.09.2023 addressed to the applicant.
4. Applicant letter dated 11.09.2023.
5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
6. This office DC Advice letter even No. dated 05.10.2023 addressed to the applicant.
7. Applicant letter dated 17.10.2023 enclosing the receipts for payments.
8. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
9. This office letter even No. dated 26.10.2023 addressed to the applicant enclosing the Layout plan.
10. Applicant letter dated 14.11.2023 enclosing a copy of Gift deed for Road area, PP-1 & 2 sites registered as Doc. No.17628/2023 dated 10.11.2023 @ SRO, Avadi.
11. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
12. 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 for the property comprised in S.No.546/5C of Thiruninravur-B Village, Avadi Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit was examined and layout plan has been prepared to satisfy the Development Regulation 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 in the reference 7th cited has remitted the following charges / fees as called for in this office letter 6th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.3,150/-	CMDA/PP/Ch/11249/2023 dated 05.07.2023
Development Charges	Rs.12,000/-	B-0024321 dated 17.10.2023
Layout preparation charges	Rs.8,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.270/2023 dated 20.11.2023.** Three copies of layout plan and planning permit **No.15589** 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 11th & 12th cited.

7. The original Gift Deed registered as Doc. No.17628/2023 dated 10.11.2023 @ SRO, Avadi as in the reference 12th cited is also enclosed herewith as per the provision made in the G.O. in the reference 7th cited and Govt. letter in the ref. 10th cited.

Yours faithfully,

for Member Secretary

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.17628/2023 dated 10.11.2023 @ SRO, Avadi.

Copy to:
1. Tmt.R.Geetha,
No.2/1, Gomathipuram 3rd Main Road,
Thiruninravur,
Thiruvallur – 602 024.

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

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

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

PLANNING PERMIT

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

PERMIT No. 15589 Date of Permit 20/11/2023

PPD/LD No: 270/2023

File No Layout-1/0231/2023

Name of Applicant with Address Tmt. R. GEETHA, No: 2/1, Gomathipuram, 3rd Main Road, Thirunindravur, Thiruvallur - 602024

Date of Application 05/07/2023

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

Site Address Proposed Layingout of house Sites in S.No: 546/5C of Thirunindravur-B Village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit.

Division No.

Development Charge paid Rs. 12,000/- Challan No. B-0024321 Date 17/10/2023

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

20/11/2023

CONDITIONS

Note : 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

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-1/0231/2023 **Dated:05.10.2023**

To

Tmt.R.Geetha,
No.2/1, Gomathipuram 3rd Main Road,
Thiruninravur,
Thiruvallur – 602 024.

Sir,

Sub: CMDA - APU – Layout Division – Proposal for laying out of house sites for the property comprised in S.No.546/5C of Thiruninravur-B Village, Avadi Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit – Remittance of applicable charges – Demand sent – Reg.

Ref:
1. The Layout proposal received vide reference SBC.No.CMDA/PP/LAYOUT-1/0231/2023 dated 05.07.2023.
2. The CE, WRD, Chennai Region in letter No.DB / T5(3) / F – NOC - Thirunindravur 'B' village / 2022 / dated 12.04.2022.
3. Applicant letter dated 25.07.2023.
4. This office letter even No. dated 04.09.2023 addressed to the applicant.
5. Applicant letter dated 11.09.2023.

.....

The proposal received in the reference 1st cited for laying out of house sites for the property comprised in S.No.546/5C of Thiruninravur-B Village, Avadi Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit was examined and layout has been prepared to satisfy the Tamil Nadu Combined Development & Building Rules, 2019 requirements and taking into account of the existing developments around / future demand for circulation in the area. You are requested to remit the following charges through online gateway payment in Indusind Bank A/c.No.100034132198 & IFSC Code No.INDB0000328 drawn in favour of **Member Secretary, CMDA, Chennai-8** and inform the same to this office.

i)	Development charges for land under Sec.59 of T&CP Act 1971	Rs.12,000/- (Rupees Twelve Thousand only)
ii)	Balance Scrutiny Fee	NA
iii)	Layout preparation charges	Rs.8,000/- (Rupees Eight Thousand only)
iv)	Regularization charges for land	NA
v)	Open Space Reservation Charges under DR Annexure XX (i.e) equivalent land cost in lieu of the land to be reserved and handed over)	NA

2. You are also requested to remit an amount of **Rs.500/-** (Rupees Five Hundred only) in cash towards contribution to Flag Day Fund.

3. Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from

the date of issue of this letter. This amount of interest shall be remitted along with the charges due.

4. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

Yours faithfully,

for Senior Planner, Layout

Copy to:-

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

2. **The Senior Accounts Officer,**
   Accounts (Main) Division,
   CMDA, Chennai – 600 008.

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY PAYMENT RECEIPT

* B 0 0 2 4 3 2 1 *

17/10/2023 06:10

A.APPLICANT DETAILS

1	RECEIPT NO	B0024321		
2	APPLICANT NAME *	TMT R GEETHA		
3	MOBILE NO *	9750848447		
4	EMAIL ADDRESS *	NA		
5	SITE ADDRESS*	NO 2/1 , GOMATHIPURAM 3RD MAIN ROAD , THIRUNINRAVUR , THIRUVALLUR-602024		
6	A LOCAL BODIES ZONE DETAILS	PANCHAYAT UNIONS		
7	PANCHAYAT UNIONS	POONAMALLEE		
8	FILE GENERATED	YES		
9	DC/FILE/LETTER NUMBER*	LAYOUT-1/0231/2023	DATE ON DC/FILE/LETTER*	05/10/2023
10	TOTAL DEMAND VALUE (IN RS)	20500		

D.REMITTANCE PARTICULARS

CHARGES DETAILS	A. VALUE	B. INTEREST	TOTAL VALUE (A+B)
DEVELOPMENT CHARGES	12000		12000
LAYOUT / SCRUTINY CHARGES	8000		8000
FLAG DAY	500		500
NET AMOUNT			20500

AMOUNT IN WORDS : TWENTY THOUSAND FIVE HUNDRED

PAYMENT MODE	NEFT/RTGS

S. NO.	BANK NAME	D.D NO / REF NO	DATE	AMOUNT (RS.)
1	CITY UNION BANK	N/CIUBH23285026528/	12/10/2023	20500

Signature of Applicant

RECEIVED

Signature of Bank Offical

RECEIVED FOR
APPLICANT AND FILE COPY



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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NRI & Investment Services

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Compliance & Special Services

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empowering your real estate decisions with smart tools

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

Verified RealEstate™

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

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