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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. L1/13688/2017 - 1

Dated: 16.07.2018

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Laying out of house site for the property comprised in S.Nos. 772/ 3B part, 3C part & 3D part, 773/1 part & 2 part, 774/ 2B part and 775/ 1A1B part of Kuthambakkam village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2017/000678 dated 22.09.2017.
 2. This office letter No.L1/16383/2015 -2 dated 21.10.2016 addressed to the C.E., PWD, WRD, Chennai Region.
 3. C.E, PWD, WRD letter No. DB/ T5 (3)/ F - Inundation - Kuthambakkam / 2016/ M dated 15.02.2017.
 4. Applicant letter dated 07.11.2017 and 21.11.2017.
 5. This office letter even no. dated 09.02.2018 addressed to the applicant.
 6. This office letter even no. dated 09.02.2018 addressed to the C.E., PWD, WRD, Chennai Region.
 7. Applicant letter dated 12.02.2018.
 8. This office letter even no. dated 23.02.2018 addressed to the applicant.
 9. Applicant letter dated 04.04.2018.
 10. C.E, PWD, WRD letter No. DB/ T5 (3)/ F - Inundation - Kuthambakkam / 2016/ M dated 15.03.2018.
 11. This office DC advice letter even no. letter dated 04.05.2018 addressed to the applicant.
 12. Applicant letter dated 09.05.2018 enclosing the receipt of payments.
 13. This office letter even no. dated 22.05.2018 addressed to the Commissioner, Poonamallee Panchayat Union.
 14. The Commissioner Poonamallee Panchayat Union letter R.c. No.2418/A3/2018 dated 21.06.2018 enclosing the Gift Deed registered as Doc. No. 6254/2018 dated 14.06.2018 @ SRO, Avadi.
 15. This office letter even No. dated 29.06.2018 addressed to the applicant.
 16. Applicant letter dated 29.06.2018.
 17. G.O.No.112, H&UD Department dated 22.06.2017.
 18. Secretary (H & UD and TNRERA) Lr. No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed Laying out of house site for the property comprised in S.Nos. 772/ 3B part, 3C part & 3D part, 773/1 part & 2 part, 774/ 2B part and 775/ 1A1B part of Kuthambakkam village, Poonamallee Taluk, Thiruvallur 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 there on 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.

3. 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.

4. The applicant has remitted the following charges / fees in the reference 12th cited as called for in this office letter 11th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.15,662/-	B 005652 dated 22.09.2017
Development charges for land	Rs.32,000/-	B 007225 dated 09.05.2018
Layout Preparation charges	Rs.19,000/-	
Regularisation charges	Rs.3,14,000/-	634725 dated 09.05.2018
Contribution to Flag Day Fund	RS. 500/-	

5. The approved plan is numbered as **PPD/LO. No.46/2018**. Three copies of layout plan and planning permit **No.11577** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan, compliance of the conditions of PWD as mentioned in the reference 3rd & 10th cited before sanctioning of the layout.

7. 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 17th & 18th cited.

Yours faithfully,

for Principal Secretary /
Member Secretary

Encl: 1. 3 copies of layout plan.

2. Planning permit in duplicate

(with the direction to not to use the logo of CMDA in the Layout plan since the same is registered).

Copy to:

1. M/s. Fomra Housing and Infrastructure Private Limited
Represented by its Authorised signatory Thiru. Sharad Formra
GPA on behalf of M/s.Indgra Global Enterprises,
No.18, AA Block, 3rd Street,
Anna Nagar, Chennai - 600 040.

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

3. The Chief Engineer,
PWD, WRD, Chennai Region,
Chepauk, Chennai - 600 005.
(along with a copy of approved layout plan).

4. Stock file /Spare Copy

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No.

11577

Date of Permit.....

16/07/2018

PPD No: 46/2018
I.O

File No.

L1/13688/2017

Name of Applicant with Address

M/s. Romna Housing and
Infrastructure Private Limited,
Rep. by its Authorised Signatory
Thiru. Shewad Romna GRS on behalf
of M/s. Indira Global Enterprises,
No. 18, A.A. Block, 3rd Street,
Anna Nagar, Chennai - 600040.

Date of Application..22/09/2017

Nature of Development : Layout/~~Sub-division of Land/Building cons-~~
struction/~~Change in use of Land/Building~~

Site Address

Laying Out of house sites for the property comprised
in S.Nos. 772/3B Part, 3C part & 3D Part, 773/1 Part
& 2 Part, 774/1A Part and 775/1A 1B Part
of Kuthambakkam village, Poornamallee
Division No. Taluk, Thiruvallur District, Poornamallee
Ranchayat Union.

Development Charge paid Rs.....

32,000/-

B-007225

Challan No.....

Date. 09/05/2018

~~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.

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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

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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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