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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-1/0248/2021 **Dated:27.11.2023**

To
The Commissioner,
Puzhal Panchayat Union,
Puzhal,
Chennai - 600 066.

Sir,

Sub: CMDA - APU – Layout Division – laying out of house sites in the land comprised in S.Nos.38/2, 39/1B, 39/2B, 42/2, 43/2B & 45/1A1 part of Palavoyal Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit – Approved - Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in SBC No.CMDA/PP/Layout-1/0248/2021 dated 17.12.2021.
2. This office letter even No. dated 23.02.2022 addressed to the applicant.
3. This office letter even No. dated 19.05.2022 addressed to the Commissioner, Puzhal Panchayat Union.
4. This office letter even No. dated 19.05.2022 addressed to the applicant.
5. Applicant letter dated 08.06.2022.
6. The Commissioner, Puzhal Panchayat Union in letter Rc. No.2208/2020/A3 dated 15.06.2022.
7. This office letter even No. dated 06.09.2022 addressed to the Collector, Thiruvallur District.
8. The Collector, Thiruvallur District in letter I.Dis.9288 – 2022 – D2 dated 13.09.2022.
9. Applicant letter dated 01.12.2022.
10. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
11. This office DC Advice letter even No. dated 06.03.2023 addressed to the applicant.
12. Applicant letter dated 17.03.2023 & 21.03.2023 enclosing the receipts for payments.
13. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
14. This office letter even No. dated 30.03.2023 addressed to the applicant enclosing the layout plan.
15. Applicant letter dated nil received on 07.11.2023 enclosing a copy of the Gift deed for the Road area, Park area and PP 1 & 2 sites registered as Doc. No.16531/2023 dated 04.11.2023 @ SRO, Red Hills.
16. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
17. 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 Laying out of house sites in the land comprised in S.Nos.38/2, 39/1B, 39/2B, 42/2, 43/2B & 45/1A1 part of Palavoyal Village, Ponneri Taluk, Thiruvallur District, Puzhal 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 12th cited as called for in this office letter 11th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.10,532/-	CMDA/PP/Ch/6321/2021, dated 17.12.2021
Development Charges	Rs.60,000/-	
Layout preparation charges & Balance scrutiny fee	Rs.30,500/-	C-101982 dated 15.03.2023
Regularization charges	Rs.3,80,000/-	
Contribution to Flag Day Fund	Rs.500/-	013815 dated 06.03.2023

4. The approved plan is numbered as **PPD/LO. No.278/2023 dated 27.11.2023.** Three copies of layout plan and planning permit **No.15597** 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 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 16th & 17th cited.

7. The original Gift Deed registered as Doc. No.16531/2023 dated 04.11.2023 @ SRO, Red Hills. as in the reference 15th cited is also enclosed herewith as per the provision made in the G.O. in the reference 10th cited and Govt. letter in the ref.13th cited.

Yours faithfully,

for Member Secretary

27/11/23

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.16531/2023 dated 04.11.2023 @ SRO, Red Hills.

Copy to:

1. Thiru.S.Jaffar Hussain for himself and Power Agent
on behalf of Tvl.P.T.Ashok Kumar & others,
No.49 Thiruneelakandan Nagar 3rd part,
Kavangarai, Puzhal,
Chennai – 600 066.

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, West,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
Thirumangalam @ Anna Nagar,
Chennai – 600 040.

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. 15597 Date of Permit 27/11/2023

PPD/LO No. 278/2023

File No Layout-I/0248/2021

Name of Applicant with Address Thiru. S. Jaffer Hussain for himself and Power Agent on behalf of Tvl. P.T. Ashok Kumar & others, No.49, Thiruneelakandan Nagar 3rd Part, Kavangarai, Puzhal, Chennai - 600 066.

Date of Application 17/12/2021

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

Site Address Proposed laying out of house sites in the land Comprised in S.Nos. 35/2, 39/1B, 39/2B, 42/2, 43/2B & 45/1A/Part of Kavangarai Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union Limit.

Division No. .....

Development Charge paid Rs. 60,000/- Challan No. C-101982 Date 15/03/2023

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

28/11/2023

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.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.