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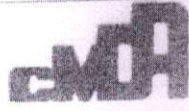
REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.





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-1/0330/2023

Dated:28.03.2024

To

The Commissioner

Poonamallee Panchayat Union,
Poonamallee - 600 056,
Tiruvallur District.

Sir,

Sub: CMDA- APU - Layout Division - Proposal for laying out of house sites in S.No.357/2A2 of Kannapalayam Village, Poonamallee 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-1/0330/2023 dated 05.10.2023.
 2. This office letter even No. dated 11.12.2023 addressed to the applicant.
 3. Applicant letter dated 26.12.2023.
 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 13.02.2024 addressed to the applicant.
 6. Applicant letter dated 20.02.2024 enclosing the receipt for payments.
 7. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
 8. This office letter even No. dated 23.02.2024 addressed to the applicant enclosing the layout plan.
 9. Applicant letter dated 15.03.2024 enclosing original Gift deed for Road area registered as Doc.No.3655/2024 dated 04.03.2024 @ SRO, Kundrathur.
 10. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 11. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for layout of house sites in S.No.357/2A2 of Kannapalayam Village, Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit was examined and the layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 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 (the property holder) 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 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.11,550/-	CMDA/PP/Ch/12075/2023 dated 05.10.2023
Development charge	Rs.35,000/-	B-0024921 dated 20.02.2024
Layout Preparation charge	Rs.18,000/-	
OSR charge	Rs.7,88,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.65/2024 dated 28.03.2024**. Three copies of layout plan and planning permit **No.15787** 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 10th & 11th cited.

7. The original Gift Deed registered as Doc.No.3655/2024 dated 04.03.2024 @ SRO, Kundrathur as in the reference 9th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited and Government letter in the reference 7th cited.

Yours faithfully,

Jeyaraj
for Chief Planner, Layout.

HS
28/3/24

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 Doc.No.3655/2024 dated 04.03.2024 @ SRO, Kundrathur.

Copy to: 1. Thiru.L.Devaraj,
No.105, 4th Street,
T.S.Krishna Nagar,
Mogappair East,
Chennai 600 037.

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. (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. 15787

Date of Permit 22/03/24

PPD/LO NO : 65/2024

TH. L. DEVARAJ,

No: 105, 4th Street,

T. S. Krishna Nagar,

Megapalai East,

Chennai - 600 037.

File No layout-1/0330/2023

Name of Applicant with Address

Date of Application 05/10/22

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

Site Address Proposed Layout out of house & ten in S. No

Division No. 357/202 of Kannapalayam Village, Bonameli

Taluk Tiruvallur District, Bonamallee Panchayat

Development Charge paid Rs. 35,000 Challan No. B-0024921 Date 20/

PERMISSION is granted to the layout/sub-division of land/built
construction/change in use of land/building according to the authorised c
of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on
building construction work should be completed as per plan before the ex
date. If it is not possible to Complete the construction, request for renewing
planning permit should be submitted to Chennai Metropolitan Developn
Authority before the expiry date. If it is not renewed before the said date fr
Planning Permission application/has to be submitted for continuing
construction work when the Development Control Rules that may be curre
in force at that time will be applicable. If the construction already put up
deviation to the approved plan and in violation of rules. Planning permit
not be renewed.

For MEMBER SECRETARY

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.

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

