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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-1/0032/2023** **Dated:28.06.2024**

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.299/2A of Voyalanallur-B Village (Hamlet of Chokkanallur), 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-1/0032/2023 dated 28.01.2023.
2. This office letter even No. dated 06.03.2023 addressed to the CE, WRD, Chennai Region.
3. This office letter even No. dated 06.03.2023 addressed to the applicant.
4. Applicant letter dated 17.04.2023.
5. This office letter even No. dated 30.06.2023 addressed to the MS, TNPCB.
6. The CE, WRD, Chennai Region in letter No. DB/T5(3)/02091/F-NOC (Vayalanallur B village)/ 05592/2023 dated 31.07.2023.
7. The MS, TNPCB in letter No. T2/TNPCB/F.016128/TLR/ CMDA/2023 dated 06.11.2023.
8. Applicant letter dated 29.01.2024.
9. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
10. This office letter even No. dated 20.03.2024 addressed to the applicant.
11. Applicant letter dated 22.03.2024 enclosing the receipt for payments.
12. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
13. This office letter even No. dated 04.04.2024 addressed to the applicant enclosing the layout plan.
14. Applicant letter dated 19.06.2024 enclosing original Gift deed for Road area registered as Doc.No.3984/2024 dated 13.06.2024 @ SRO, Poonamallee.
15. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
16. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1st cited for layout of house sites in S.No.299/2A of Voyalanallur-B Village (Hamlet of Chokkanallur), 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

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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 11th cited as called for in this office letter 10th cited respectively:

| Description of charges | Amount | Receipt No. & Date |
|---|---|---|
| Scrutiny fee | Rs.19,850/- | CMDA/PP/Ch/9796/2023 dated 27.01.2023 |
| Development charge | Rs.58,000/- | B-0025145 dated 22.03.2024 |
| Layout Preparation charge | Rs.32,000/- | |
| Contribution to Flag Day Fund | Rs.500/- | |

4. The approved plan is numbered as **PPD/LO. No.137/2024 dated 28.06.2024.** Three copies of layout plan and planning permit **No.15854** 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 15th & 16th cited.

7. The original Gift Deed registered as Doc.No.3984/2024 dated 13.06.2024 @ SRO, Poonamallee as in the reference 14th cited is also enclosed herewith as per the provision made in the G.O. in the reference 9th cited and Government letter in the reference 12th cited.

Yours faithfully,

for Member Secretary.

28/6/24

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.3984/2024 dated 13.06.2024 @ SRO, Poonamallee.

Copy to: 1. M/s.Samson Foundations rep. by Rajiv B.Sampat,
No.191, Demellows Road,
Choolai, Chennai – 600 112.

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

3. The Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 6th cited).

4. 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).
(along with a copy of approved layout plan).

5. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

6. Stock file /Spare Copy.

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# Chennai Metropolitan Development Authority

## PLANNING PERMIT

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

PERMIT No. 15854 Date of Permit 28/06/2024

PPD/LO No: 137/2024

M/S. SAMSON FOUNDATIONS
rep. by Rajiv B. Sampat,
No: 191, Demellow Road,
Choolai, Chennai - 600112.

File No Layout-I/0032/2023

Name of Applicant with Address .....

Date of Application 28/01/2023

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

Site Address Proposed Layout of house Sites in S.No: 299/2A

Division No. of Vayalanallur-B Village (Hamlet of Chokkanallur) Poonamallee Taluk, Tiruvallur Dist., Poonamallee Panchayat Union Limit.

Development Charge paid Rs. 58,000/- Challan No. B-0025145 Date 22/3/2024

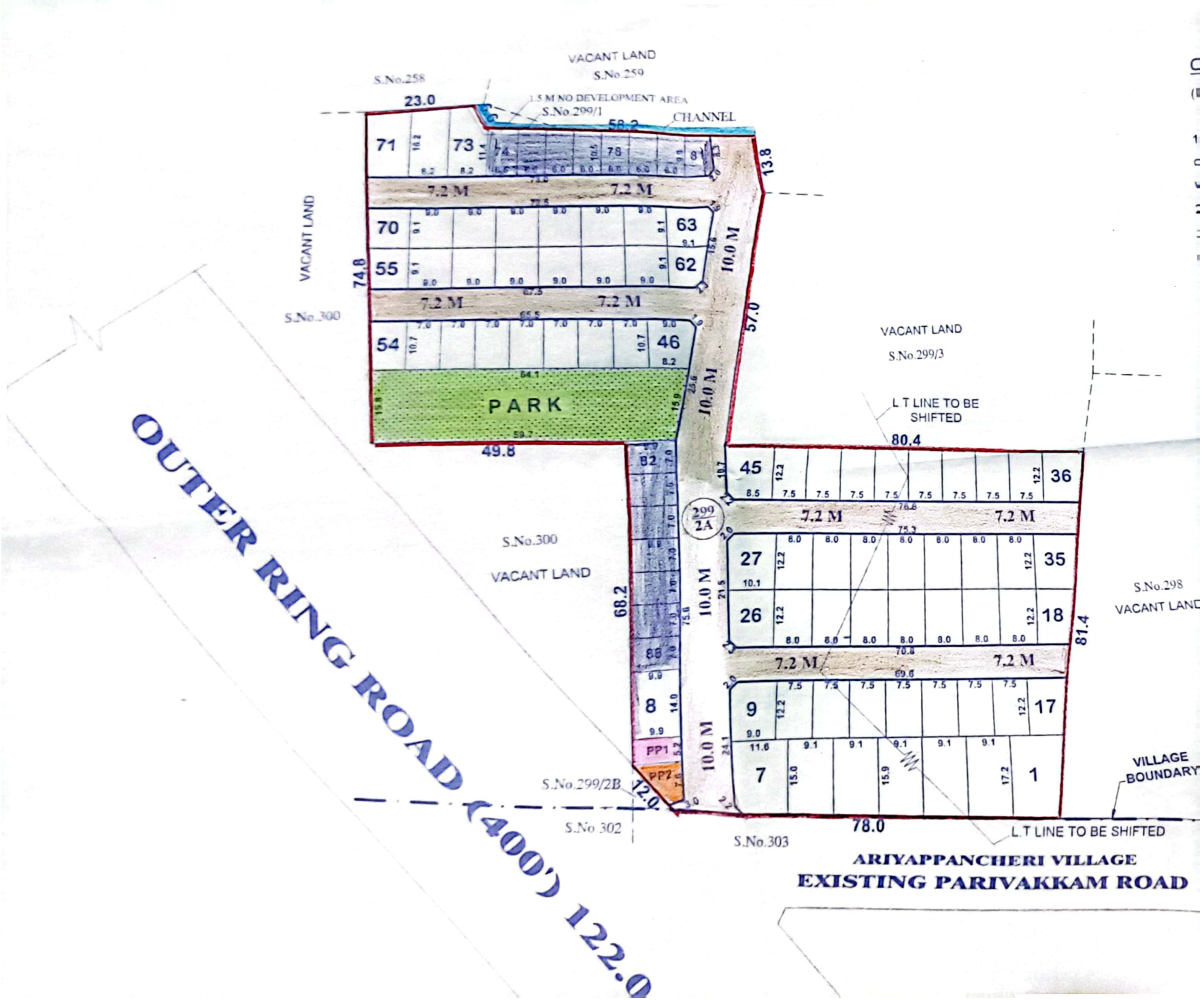
PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

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.

Jeyasoma

For MEMBER SECRETARY

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VACANT LAND
S.No.259
S.No.258
23.0
1.5 M NO DEVELOPMENT AREA
S.No.299/1
CHANNEL
58.2
13.8
71
73
74
78
81
7.2 M
7.2 M
VACANT LAND
74.8
70
63
55
62
10.0 M
57.0
7.2 M
7.2 M
S.No.300
54
46
PARK
10.0 M
49.8
VACANT LAND
S.No.299/3
L T LINE TO BE SHIFTED
80.4
45
36
299/2A
7.2 M
7.2 M
S.No.300
VACANT LAND
27
35
26
18
68.2
10.0 M
81.4
S.No.298
VACANT LAND
88
7.2 M
7.2 M
8
9
17
PP1
10.0 M
VILLAGE BOUNDARY
PP2
S.No.299/2B
7
1
S.No.302
S.No.303
78.0
L.T LINE TO BE SHIFTED
ARIYAPPANCHERI VILLAGE
EXISTING PARIVAKKAM ROAD
OUTER RING ROAD (400') 122.0

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| | | |
|---|---|---|
| SITE EXTENT | (AS PER DOCUMENT) | = 13233 SQ.M |
| ROAD AREA | | = 3596 SQ.M |
| PARK AREA (OSR) | | = 969 SQ.M |
| PUBLIC PURPOSE PROVIDED | | = 105 SQ.M |
| PUBLIC PURPOSE SITE - 1 = 51 SQ.M (RESERVED FOR LOCAL BODY) | | |
| PUBLIC PURPOSE SITE - 2 = 54 SQ.M (RESERVED FOR TANGEDCO) | | |
| EWS PROVIDED | | = 996 SQ.M |
| REGULAR PLOTS | (1 TO 73) | = 73 NOS |
| EWS PLOTS | (74 TO 88) (996 SQ.M) | = 15 NOS |
| TOTAL NO. OF PLOTS | | = 88 NOS |

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PARK AREA
   PUBLIC PURPOSE AREA-1 (RESERVED FOR LOCAL BODY)
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

   WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC. NO: 3984 / 2024, DATED: 13.06.2024 @ SRO, POONAMALLEE

CONDITIONS :

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD., WRD., CHENNAI REGION, CHEPAUK, BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)24.340m (i.e.) 1.240m above

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CAUSE ANY DISTURBANCE TO THE EXISTING BRICK KILN IN THE NEAR BY LOCATIONS OF THE SITE UNDER REFERENCE

IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

For SAMSON FOUNDATIONS

Partner

OWNER'S SIGNATURE

S. POOVENDRAN, B.E., (Civil)
Registered Engineer Grade - II
CMDA Reg. No. RE/GR-II/2021/11/175
No. 3/771, Mount Battern Street,
Mettukuppam, Chennai - 600 097.
E-mail : poovendran1993@gmail.com
Mobile : +91-73738 76844

LICENSED SURVEYOR

CONDITIONS :
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

Planning Permit No. 15854 Dated: 28/6/24

P.P.D / L.O No: 137/2024

APPROVED

VIDE LETTER No.: Layout-I/0032/2023

DATED :

17/7/24

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

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