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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.

(Approved Letter)

File No. **: CMDA/PP/LAYOUT-1/0097/2024** Date : **18/02/2025**

To

The Commissioner

Poonamallee Panchayat Union,

Poonamallee – 600 056,

Tiruvallur District.

Dear Sir / Madam,

Sub : CMDA- APU – Layout Division – Proposal for laying out of house sites in S.Nos.16/2Apt, 16/2B, 20, 21/1A1A1pt, 22/2A1A1A1pt, 23/2A1A1A1pt, 23/2B1A1pt, 24/1A1A1pt, 24/2, 24/3Apt, 25/1, 25/2, 26/1pt, 26/2A1A1Apt, 27/1A1Apt, 27/2A1Apt, 27/3A1A1pt, 28/1pt, 28/2, 31pt, 34/2pt, 36/1, 37/1A1A1A1pt, 38/2, 41/1A1A1A1pt, 41/3pt & 42/2 of Parivakkam 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-1/0097/2024 dated 25.03.2024.
2. This office letter even No. dated 28.05.2024 addressed to the CE, WRD, Chennai Region.
3. This office letter even No. dated 28.05.2024 addressed to the applicant.
4. The CE, WRD, Chennai Region in letter No. DB/T5(3)/005098/F-(Parivakkam village)/ 004694/2024 dated 26.06.2024.
5. Applicant letter dated 01.07.2024 & 05.11.2024.
6. This office letter even No. dated 19.11.2024 addressed to the MD, TANTRANSCO.
7. The SE, TANTRANSCO in letter dated 22.11.2024.
8. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
9. This office DC advice letter even No. dated 26.12.2024 addressed to the applicant.
10. Online payment receipt dated 26.12.2024.
11. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
12. This office letter even No. dated 30.12.2024 addressed to the applicant enclosing the layout plan.
13. Applicant letter dated 10.01.2025 enclosing original Gift deed for Road area registered as Doc.No.127/2025 dated 10.01.2025 @ SRO, Poonamallee.
14. Applicant letter dated 10.02.2025.
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.

The proposal received in the reference 1st cited for layout of house sites in S.Nos.16/2Apt, 16/2B, 20, 21/1A1A1pt, 22/2A1A1A1pt, 23/2A1A1A1pt, 23/2B1A1pt, 24/1A1A1pt, 24/2, 24/3Apt, 25/1, 25/2, 26/1pt, 26/2A1A1Apt, 27/1A1Apt, 27/2A1Apt,

27/3A1A1pt, 28/1pt, 28/2, 31pt, 34/2pt, 36/1, 37/1A1A1A1pt, 38/2, 41/1A1A1A1pt, 41/3pt & 42/2 of Parivakkam 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.

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.

The applicant has remitted the following charges / fees as called for in this office DC letter:

Sl. No.	Charges	Amount	Receipt No. & Date
I	Scrutiny Fees	Rs.88,566.00	CMDA/PP/Ch/13669/2024 & dt. : 25 March, 2024
II	Regularisation charge for land	Rs.17,80,000.00	CMDA/PP/Ch/16944/2024 & dt. : 26 December, 2024
III	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/16944/2024 & dt. : 26 December, 2024
IV	Development Charge	Rs.2,45,000.00	CMDA/PP/Ch/16944/2024 & dt. : 26 December, 2024
V	Layout Preparation Charge	Rs.1,10,000.00	CMDA/PP/Ch/16944/2024 & dt. : 26 December, 2024

The approved plan is numbered as **OL-PPD/LO/0021/2025 dated 18 February, 2025** . Three copies of Open Layout plan and planning permit **No.OL-01573** are sent herewith for further action.

You are requested to ensure that roads are formed as shown in the plan, before sanctioning and release of the layout.

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.

The original Gift Deed registered as Doc.No.127/2025 dated 10.01.2025 @ SRO, Poonamallee as in the reference 13th cited is also enclosed herewith as per the provision made in the G.O. in the reference 8th cited and Government letter in the reference 11th cited.

Yours faithfully,

Signature valid.
Name :Neelakandan Neelakandan
Designation :Assistant Planner
Date :02/18/2025 5:14:58 PM

Name: Neelakandan Neelakandan

Designation: Assistant Planner

Date: 18 February, 2025

For

Member Secretary

CMDA

Encl :

1. Three copies of approved plan
2. Planning Permit Duplicate(with the direction to not to use the logo of CMDA in the Open Layout plan since the same is registered)
3. Original Gift Deed Doc.No.127/2025 dated 10.01.2025 @ SRO, Poonamallee.

Copy To:

1. M/s.Sameera Estates Pvt. Ltd. rep. by S.K.Kumar, GPA on behalf of M/s.Sameera Shelters India Pvt. Ltd. & 5 others,
   Sameera 117 Township,
   Veeraraghavapuram,
   Poonamallee – Avadi Main Road,
   Chennai 600 077.

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

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

5. Stock file /Spare Copy.



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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

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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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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