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DIGITALLY VERIFIED 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 -1/0234/2023 **Dated:03.10.2023**

To

The Commissioner,
Poonamallee Panchayat Union
Poonamallee, Chennai – 600 056.

Sir,

Sub: CMDA - APU – Layout Division – laying out of house sites in the land comprised in S.No.19/3 of Kolappancheri Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved – Reg.

Ref:
1. Planning Permission Application for layout of house sites received vide SBC No. CMDA/PP/Layout-1/0234/2023 on 07.07.2023.
2. This office letter even No. dated 26.07.2023 addressed to the applicant.
3. Applicant letter dated nil received on 11.08.2023.
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 24.08.2023 addressed to the applicant.
6. Applicant letter dated 28.08.2023 enclosing the receipts 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 30.08.2023 addressed to the applicant enclosing the 'A4' size proposed layout plan.
9. Applicant letter dated 14.09.2023 enclosing a copy of the Gift deed for the Road area and PP 1 & 2 sites registered as Doc. No. 5958/2023 dated 13.09.2023 @ SRO, Poonamallee.
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 the proposed Laying out of house sites in the land comprised in S.No.19/3 of Kolappancheri Village, Poonamallee Taluk, Thiruvallur District, Poonamallee 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 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.4917/-	CMDA/PP/Ch/11298/2023 dated 07.07.2023.
Development Charges	Rs.20,000/-	B-0024063 dated 28.08.2023
Layout preparation charges	Rs.13,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.244/2023 dated 03.10.2023.** Three copies of layout plan and planning permit **No.15563** 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 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.5958/2023 dated 13.09.2023 @ SRO, Poonamallee 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 Govt. letter in the ref. 7th cited.

Yours faithfully,

for Member Secretary

3/10/23

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.5958/2023 dated 13.09.2023 @ SRO, Poonamallee.

Copy to: 1. Thiru.M.Suresh,
No.111, Chidhambaranar Street,
Ramakrishna Nagar,
Chennai - 600 087.

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, (South-
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai-600 078.
(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

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
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Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No.Layout 1/0234/2023 **Dated:30.08.2023**

To
Thiru.M.Suresh,
No.111, Chidhambaranar Street,
Ramakrishna Nagar,
Chennai - 600 087.
Sir,

Sub: CMDA - APU – Layout Division – laying out of house sites in the land comprised in S.No.19/3 of Kolappancheri Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Gifting of the Road & PP 1 & PP 2 sites earmarked in Layout to the Local Body – Reg.

Ref:
1. Planning Permission Application for layout of house sites received vide SBC No. CMDA/PP/Layout-1/0234/2023 on 07.07.2023.
2. This office letter even No. dated 26.07.2023 addressed to the applicant.
3. Applicant letter dated nil received on 11.08.2023.
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 24.08.2023 addressed to the applicant.
6. Applicant letter dated 28.08.2023 enclosing the receipts for payments.
7. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.

The proposal received in the reference 1st cited for Laying out of house sites for the property comprised in S.No.19/3 of Kolappancheri Village, Poonamallee Taluk, Thiruvallur 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. The applicant has remitted the Scrutiny Fee, Development charge and other applicable charges applicable to this office in Cash Bill No. CMDA/PP/Ch/11298/2023 dated 07.07.2023 & B-0024063 dated 28.08.2023.

2. In the G.O. (Ms).No.181, Housing and Urban Development [UD4(1)] dated 09.12.2020 it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for Roads, Open Space Reservation and Public purpose to be gifted by the applicant(s) and gift deed registered in the Name of the Concerned Local Body. In the ref. 7th cited the Government has ordered that the procedure be followed in the Directorate of Town and Country Planning in respect of gifting of the road /OSR /Public Purpose for approving the layout/sub-division proposals in Chennai Metropolitan Area.

3. You are, therefore, requested to gift the Road and the Public Purpose -1 site (reserved for Local Body) & Public Purpose -2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the layout plan showing the Road and Public

Purpose -1 & 2 sites with area details, which have to be handed over to the **Poonamallee Panchayat Union** represented by the **Commissioner, Poonamallee Panchayat Union,** along with a copy of the Gift Deed Format is enclosed.

4. You are requested to furnish the original registered Gift Deed for Road and Public Purpose -1 & 2 sites and on receipt of the registered gift deed in original, the layout plan will be sent to the Commissioner, **Poonamallee Panchayat Union** for sanctioning of the layout.

Yours faithfully,

for Senior Planner, Layout 31/8/23

30/8/23

Encl: One copy of the Layout plan, a copy of the "A4" size sketch along with a Gift Deed format for registration purpose.

Copy to:

1. **The Commissioner,**
   Poonamallee Panchayat Union,
   Poonamallee,
   Chennai – 600 056.

2. The Superintending Engineer,
   Chennai Electricity Distribution Circle, (South-
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   K.K.Nagar, Chennai-600 078.

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15563 Date of Permit 03/10/2023

PPD/LO No: 244/2023

File No .. Layout-1/0234/2023.

Name of Applicant with Address ..... Th. M. SURESH, No:111, Chidhambaranar St, Ramakrishna Nagar, Chennai - 600087.

Date of Application 07/07/2023.

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

Site Address ..... Layout out of house Sites in the Land comprised in S.No:19/3 of Kolappancheri Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit.

Development Charge paid Rs. 20,000/- Challan No. B-0024063 Date 28/8/2023

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

03/10/2023

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 1/0234/2023 **Dated: 25 .08.2023**

To
Thiru.M.Suresh,
No.111, Chidhambaranar Street,
Ramakrishna Nagar,
Chennai - 600 087.

Sir,

Sub: CMDA - APU – Layout Division – laying out of house sites in the land comprised in S.No.19/3 of Kolappancheri Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Remittance of applicable charges – Demand Sent – Reg.

Ref: 1. Planning Permission Application for layout of house sites received vide SBC No. CMDA/PP/Layout-1/0234/2023 on 07.07.2023.
2. This office letter even No. dated 26.07.2023 addressed to the applicant.
3. Applicant letter dated nil received on 11.08.2023.

The proposal received in the reference 1st cited for layout of sites in the property comprised in S.No.19/3 of Kolappancheri Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and the layout has been prepared to satisfy the Tamil Nadu Combined Development & Building Rules, 2019 requirements and taking into account of the existing developments around / future demand for circulation in the area. You are requested to remit the following charges through online gateway payment in Indusind Bank A/c.No.100034132198 & IFSC Code No.INDB0000328 in favour of **Member Secretary, CMDA, Chennai-8** and inform the same to this office.

i)	Development charges for land under Sec.59 of T&CP Act 1971	**Rs.20,000/-** (Rupees Twenty Thousand only).
ii)	Layout preparation charges	**Rs.13,000/-** (Rupees Thirteen Thousand only).
iii)	Regularization charges	**NA**
iv)	Open Space Reservation Charges under DR Annexure XX (i.e) equivalent land cost in lieu of the land to be reserved and handed over)	**DNA** (since the plottable area is less than 3000 sq.m.)

2. You are also requested to remit an amount of **Rs.500/-** (Rupees Five Hundred only) in cash towards contribution to Flag Day Fund.

3. Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due.

4. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

Yours faithfully,

25/8/23

for Senior Planner, Layout

25.8.2023

Copy to:-

1. **The Commissioner,**
   Poonamallee Panchayat Union
   Poonamallee,
   Chennai – 600 056.

2. **The Senior Accounts Officer,**
   Accounts (Main) Division, CMDA, Chennai – 600 008.

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY PAYMENT RECEIPT

* B 0 0 2 4 0 6 3 *

28/08/2023 12:40

A.APPLICANT DETAILS

1	RECEIPT NO	B0024063		
2	APPLICANT NAME *	THIRU M SURESH		
3	MOBILE NO *	9841743266		
4	EMAIL ADDRESS *	NA		
5	SITE ADDRESS*	NO 111, CHIDHAMBARANAR STREET, RAMAKRISHNA NAGAR, CHENNAI-600087		
6	A LOCAL BODIES ZONE DETAILS	NOT APPLICABLE		
7	NOT APPLICABLE	-		
8	FILE GENERATED	YES		
9	DC/FILE/LETTER NUMBER*	LAYOUT-1/0234/2023	DATE ON DC/FILE/LETTER*	25/08/2023
10	TOTAL DEMAND VALUE (IN RS)	33500		

D.REMITTANCE PARTICULARS

CHARGES DETAILS	A. VALUE	B. INTEREST	TOTAL VALUE (A+B)
DEVELOPMENT CHARGES	20000		20000
LAYOUT / SCRUTINY CHARGES	13000		13000
FLAG DAY	500		500
NET AMOUNT			33500

AMOUNT IN WORDS : THIRTY THREE THOUSAND FIVE HUNDRED

PAYMENT MODE NEFT/RTGS

S. NO.	BANK NAME	D.D NO / REF NO	DATE	AMOUNT (RS.)
1	HDFC BANK	N/N238232611586391	26/08/2023	33500

Signature of Applicant

RECEIVED FOR
APPLICANT AND FILE COPY

RECEIVED
28 AUG 2023
INDUSIND BANK LTD.
CHENNAI
T. NAGAR

Signature of Bank Official

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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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.