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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-1/0209/2024 **Dated:28.11.2024**

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.Nos.76/4A, 100/1, 2, 3 & 102 of Kilmanambedu 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-1/0209/2024 dated 19.07.2024.
2. The CE, WRD, Chennai Region in letter No.T5(3)/20014/2010 dated 13.11.2011.
3. This office letter even No. dated 01.08.2024 addressed to the applicant.
4. Applicant letter dated 23.08.2024.
5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
6. This office DC advice letter even No. dated 10.10.2024 addressed to the applicant.
7. Online payment receipt dated 14.10.2024.
8. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
9. This office letter even No. dated 30.10.2024 addressed to the applicant enclosing the layout plan.
10. Applicant letter dated 20.11.2024 enclosing original Gift deed for Road area registered as Doc.No.7339/2024 dated 16.11.2024 @ SRO, Poonamallee.
11. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
12. 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.76/4A, 100/1, 2, 3 & 102 of Kilmanambedu 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 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 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.21,675/-	CMDA/PP/Ch/15000/2024 dated 15.07.2024
Development charge	Rs.65,000/-	CMDA/PP/Ch/15993/2024 dated 14.10.2024
Layout Preparation charge	Rs.30,000/-	
Regularization charge	Rs.4,40,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.271/2024 dated 28.11.2024.** Three copies of layout plan and planning permit **No.15989** 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 11th & 12th cited.

7. The original Gift Deed registered as Doc.No.7339/2024 dated 16.11.2024 @ SRO, Poonamallee as in the reference 10th cited is also enclosed herewith as per the provision made in the G.O. in the reference 5th cited and Government letter in the reference 8th cited.

Yours faithfully,

for Member Secretary.

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.7339/2024 dated 16.11.2024 @ SRO, Poonamallee.

Copy to: 1. Tvl.M.Ravikumar & J.Devi,
GPAs on behalf of M/s.Hindustan Cans Pvt. Ltd.,
No.1/A3, Navalar Street,
Karaiyanchavadi, Poonamallee,
Chennai 600 056.

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. 2nd 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).

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

6. Stock file /Spare Copy.

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15989 Date of Permit 22.11.2024

PPD No: 271/2024
L.O

File No layout-1/0209/2024

Name of Applicant with Address Tvl. M. RAVIKUMAR & J. DEVI GPAS ON BEHALF OF M/S HINDUSTAN CANS PVT. LTD, No. 1/A3, NAVALAR STREET, KARAIYANCHAVADI, POONAMALLEE, CHENNAI. 600056.

Date of Application 19.07.2024

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

Site Address PROPOSED LAYING OUT OF HOUSESITES IN S.No.76/4A, 100/1.2.3 & 102 Of Kilmanambedu Village, Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union limit.

Division No.

65,000/. CMDA/PP/CH/15993/2024

Development Charge paid Rs..... Challan No..... Date 4.10.2024

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.

For MEMBER SECRETARY

PPD No: 271/2024

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.



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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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We're honored to be part of your real estate journey

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