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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-1/0136/2024 **Dated:21.06.2024**

To

M/s.Minnath Estates LLP,
No.35, Minnath Centre,
Kodambakkam High Road,
Nungambakkam, Chennai – 600 034.

Sir,

Sub: CMDA - APU – Layout Division – Proposal for Laying out of house sites in S.No.668/1B1A of Nemam - B Village, Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit – Handing over of the Proposed Road space and PP-1 & 2 sites – Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0136/2024 dated 30.04.2024.
2. This office letter even No. dated 27.05.2024 addressed to the applicant.
3. Applicant letter dated 29.05.2024.
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 13.06.2024 addressed to the applicant.
6. Applicant letter dated 14.06.2024.
7. Online payment receipt dated 19.06.2024.
8. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.

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The proposal received in the reference 1st cited for the proposed layout of house sites in S.No.668/1B1A of Nemam - B Village, Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit was examined and the layout has been prepared by the applicant to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements. The applicant has remitted the Scrutiny Fee, Development Charge and other charges applicable to this office in Cash Bill No. CMDA/PP/Ch/13963/2024 dated 30.04.2024 & CMDA/PP/Ch/14578/2024 dated 19.06.2024.

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. 8th 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, OSR, 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, OSR, 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, OSR, 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,

21/6/24

for Chief Planner, Layout.

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

21/6/24

Copy to:

1. **The Commissioner**
   Poonamallee Panchayat Union,
   Poonamallee – 600 056,
   Tiruvallur District.
   (along with a copy of Layout plan).

2. **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).

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15867

P.P.D / L.O NO: 150 / 2024

Date of Permit 1/07/2024

File No Layout-I/136/2024

M/S. Minnath Estates LLP rep. by A. H. Ahamed Shakir, No. 35, Minnath Centre, Kodambakkam High Road, Nungambakkam, Chennai - 600 034.

Name of Applicant with Address .....

Date of Application ..30.04.2024

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

Site Address Proposed laying out of House Sites in S.No. 668/1B1A of Nemam-B Village Poonamallee Taluk, Tiruvallur District.

Division No. Poonamallee Panchayat Union Limit

.....

Development Charge paid Rs. 20000/- Challan No. CMDA/PP/ch/14578/2024 Date 19.06.2024

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.

11/7/24

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.

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

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