



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
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Letter No. L1/12885/2019-1

Dated: 29.08.2019

To

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

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in the land comprised in S.No.440/3A of Thiruninravur 'B' village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit – Handing over of the Road space & Public Purpose site - Requested - Reg.
- Ref: 1. The Layout proposal received in CMDA vide APU No. L1/2019/000173 dated 31.07.2019.
2. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I & C-Thiruninravur-B/2018 dated 26.06.2018.
3. This office DC Advice letter even No. dated 20.08.2019 addressed to the applicant.
4. Applicant letter dated 28.08.2019 enclosing the receipts for payments.
5. Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government in G.O. (Ms) No.18, MAWS Department, dated 04.02.2019.

The proposal received in the reference 1st cited for the proposed laying out of house sites in the land comprised in S.No.440/3A of Thiruninravur 'B' village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit was examined and layout has been prepared to satisfy the Development Regulations requirements. The applicant has remitted the Developments Charges, layout Preparation and Scrutiny Charges and other Charges as applicable to this office in Cash Bill No.B-0013289 dated 31.07.2019 & B-0013670 dated 21.08.2019. As per the G.O.No.654, Housing and Urban Development Department, dt.21.08.84 the area earmarked as Roads and Parks in the proposed layout have to be handed over to the Local Body concerned through a Gift Deed by the Applicant/Owner of the land. Similarly, as per the Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government in G.O. (Ms) No.18, MAWS Department, dated 04.02.2019, 0.5% of area reserved for Public Purpose shall be transferred to the Local Body and 0.5% of area shall be transferred to TANGEDCO free of cost through a registered Gift Deed before the actual sanction of the layout.

2. You are therefore, requested to advise the applicant to hand over the proposed road area and 0.5% of area of Public Purpose site through a registered gift deed. A copy of the skeleton plan showing the road portion and the Public Purpose site (0.5% area) which has to be handed over to the Commissioner, Poonamallee Panchayat Union is enclosed.

3. A copy of the Gift Deed along with the registered Skeleton Plan should be duly attested by the Commissioner, Poonamallee Panchayat Union on every page including the reverse side of the first page where registration details are entered by the Registration Department is to be sent to this office.

4. On receipt of your letter confirming the taking over of the above said area along with a copy of the gift deed and sketch executed by the applicant duly signed by the donor and done and receipt of all the required particulars from the applicant as called for in the reference 3rd cited, the approved plan will be sent to Commissioner, Poonamallee Panchayat Union for sanctioning of the layout.

Yours faithfully,

o/c

29/8/19

2/5

for Chief Planner, MSB/Layout

29/8/19

29/08/2019

Encl: One copy of Skeleton plan.

Copy to:

Tmt.V.Gajalakshmi,
No.404-A, 6th Main Road,
Gomathipuram, Thiruninravur,
Chennai – 602 024.

(with one copy of skeleton plan & one copy of
"A4" size sketch along with Gift Deed format for registration purpose)