



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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**Letter No. L1/13270/2020**

**Dated: 23 .02.2021**

To

Thiru.R.Sundarrajan & Thiru.K.Ravi,  
No.28, 3<sup>rd</sup> Street,  
Abhiramapuram,  
Chennai – 600 018.

**Sir,**

**Sub:** CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites for the land comprised in S.Nos.205, 206, 207, 219, 285, 286, 297, 298, 299, 300, 301 & 302/2 of Varadharajapuram village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Handing over of the Road space - Requested - Reg.

**Ref:**

1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000281 dated 08.12.2020.
2. This office letter even No. dated 30.12.2020 addressed to the applicant.
3. Applicant letter dated 11.01.2021.
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 18.02.2021 addressed to the applicant.
6. Applicant letter dated 19.02.2021 enclosing the receipt for payments.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed layout of house sites in S.Nos.205, 206, 207, 219, 285, 286, 297, 298, 299, 300, 301 & 302/2 of Varadharajapuram village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and the layout has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements. The applicant has remitted the Scrutiny Fee, Development Charge, Layout Preparation Charge and Flag Day Fund as applicable to this office in Cash Bill No.B-0018043 dated 07.12.2020 & B-0018618 dated 19.02.2021. 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 and the amendments to TNCDB&R approved in G.O. (Ms) No.16, MAWS (MA1) Department, dated 31.01.2020, 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 or to the Local Body free of cost through a registered Gift Deed before the actual sanction of the layout.

2. In the G.O. (Ms).No.181, Housing and Urban Development [UD4(1)] dated 09.12.220 it is ordered that the CMDA/DTCP should finalize the layout by verifying the

24/2/21  
**DISPATCHED**



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.

3. You are therefore, requested to hand over the Road space, Park area and the PP-1 site (reserved for Local Body) & PP-2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the skeleton plan showing the Road space, Park area and the PP-1 & PP-2 sites with area details which have to be handed over to the Poonamallee Panchayat Union, represented by the Member-Secretary, Chennai Metropolitan Development Authority along with a copy of Gift Deed Format is enclosed.

4. You are therefore requested to furnish the Gift Deed in Rs.100/- stamp paper for handing over of the Road space, Park area and the PP-1 & PP-2 sites proposed in the layout site under reference duly signed by the Donor(s) along with the required particulars as called for in the reference 2<sup>nd</sup> cited.

5. On receipt of the registered gift deed in original, the approved plan will be sent to the Commissioner, Poonamallee Panchayat Union for sanctioning of the layout.

Yours faithfully,

o/c Hy  
23/2/21  
for Member Secretary

22/02/2021 Hy 2/3  
22/02/2021

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

Copy to:

1. **The Commissioner,**  
Poonamallee Panchayat Union,  
Poonamallee, Chennai – 600 056  
(along with a copy of Skeleton plan).
2. The Superintending Engineer,  
Chengalpattu Electricity Distribution Circle,  
Tamil Nadu Generation of Electricity and  
Distribution Corporation (TANGEDCO)  
No.130, GST Road (opposite to New Bus Stand),  
Chengalpattu – 603 001. (w.o.e).