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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

11533

Date of Permit. 17/01/2018

PPD No 02

LO 2018

File No. L1/18567/2016

M/S EMERALD HAVEN
DEVELOPMENT LIMITED,

Name of Applicant with Address. represented by its.....

Authorized Signatory, Thiru V. Ganesh

Date of Application. 08.12.2016

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

Site Address. S-Nos. 38/1A2 and 50/1A4, 1A5A,
1A5B, 1A6, 1A7A & 1A7B of Kulapakkam

Division No. Village, Chengalpattu Taluk, Kancheepuram District

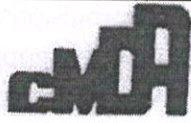
(This revises earlier approved layout PPD/LO
No. 25/2017)

Development Charge paid Rs. 23,000/- B-004713
Challan No. 07.06.17

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



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. L1/18567/2016

Dated: 17.01.2018

To

The Commissioner,
Kattankolathur Panchayat Union,
Kattankolathur,
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house site in S.Nos.38/1A2 and 50/1A4, 1A5A, 1A5B, 1A6, 1A7A & 1A7B of Kulapakkam village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit– Approved - Revision sought for by applicant – Revision to earlier approved plan – Sanctioned - Reg.

- Ref:
1. PPA received in APU Letter No.L1/2016/000831 dated: 08.12.2016.
 2. Applicant letter dated 22.12.2016, 13.02.2017 & 27.03.2017.
 3. This office letter even no. dated 31.05.2017 addressed to the SRO, Guduvanchery.
 4. SRO, Guduvanchery letter RC. No.154/2017 dated 01.06.2017.
 5. This office DC advice letter even no. dated 02.06.2017 addressed to the applicant.
 6. Applicant letter dated 07.06.2017.
 7. This office letter even No. dated 08.06.2017 addressed to the Commissioner, Kattankolathur Panchayat Union.
 8. Letter RC.No.1446/2017/A4 Dated 21.06.2017 from the the Commissioner, Kattankolathur Panchayat Union enclosing the Gift Deed for Road area registered as Doc.No.5705/2017 dated: 15.06.2017 @ SRO, Guduvanchery.
 9. Applicant letter dated 27.06.2017.
 10. This office letter even No. dated 18.07.2017 addressed to the Commissioner, Kattankolathur Panchayat Union approving the layout vide PPD/LO No.25/2017.
 11. Applicant letter dated 20.10.2017 & 21.11.2017.
 12. This office letter even no. dated 11.01.2018 addressed to applicant.
 13. Applicant letter dated 12.01.2018.
 14. G.O.No.112, H&UD Department dated 22.06.2017.
 15. The Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the Proposed Laying out of house site in S.Nos.38/1A2 and 50/1A4, 1A5A, 1A5B, 1A6, 1A7A & 1A7B of Kulapakkam village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit was examined and layout plan was prepared satisfying the Development Regulation requirements and approved in the reference 10th cited (PPD/LO No.25/2017) subject to the following conditions:

- i. 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.
- ii. 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.
- iii. Local Body is requested to ensure that roads are formed as shown in the plan before sanctioning the layout.
- iv. 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 12th & 13th cited.

2. The applicant remitted the following charges / fees as called for in this office letter 5th cited, in the letter 6th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 11,325/-	B-002985 dated 08.12.2016
Development Charge for land	Rs. 23,000/-	B 004713 dated 07.06.2017.
Layout Preparation charges	Rs. 12,000/-	
OSR Charges (for 215 Sq.Mtr.)	Rs. 46,30,000/-	9122337 to 9122341 dated 07.06.2017.
Contribution to Flag Day Fund	Rs. 500/-	

3. Subsequently, the applicant in the reference 12th cited sought for revision in the approved Layout No.25/2017 incorporating reservation of EWS Plots.

4. The revised layout plan is now approved and numbered as **PPD/LO.No.02/2018**. Three copies of layout plan and planning permit **No.11533** are sent herewith for further action. This approval revises the layout approved in the reference 10th cited.

Yours faithfully,

for MEMBER SECRETARY

Encl: 1. 3 copies of layout plan.

2. Planning permit in duplicate

(with the direction to not to use the logo of CMDA in the Layout plan since the same is registered).

Copy to:

- ✓ 1. M/s. EMERALD HAVEN DEVELOPMENT LIMITED,
represented by its Authorized signatory,
Thiru.V.Ganesh,
3rd Floor,Chaitanya Building,
No.12, Khader Nawazkhan Road,
Nungambakkam,Chennai – 600 006.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. Stock file /Spare Copy



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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



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

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