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Chennai Metropolitan Development Authority
PLANNING PERMIT

176

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

PERMIT No. **9393**

Date of Permit **04/08/2017**

PPD No **29**
20 **2017**

File No. **11/115/2017** M/s VGN Homes Pvt. Ltd, represent
by **B.R. Nandakumar (POA of M/s VGN Enterprises Pvt. Ltd)**
Name of Applicant with Address **No. 333, Pochamallee High Road, Ambalakesari**
Chennai - 600 029 Date of Application **24.01.2017**

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

Site Address **SNES-377/2, 377/3A1, 3A2, 4, 379 ad**
380/142 of Kolapakkam village, Alandur
Division No. **Taluk, Kancheepuram District, Kundachur**
Panchayat Union Limit

Development Charge paid Rs. **60,000/-** Challan No. **B004617** Date **26.05.2017**

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 **25/7/17**
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.

25/7/17 For MEMBER SECRETARY

08/08/2017



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. T1/1115/2017-1

Dated: 04.08.2017

3101
 23.8.17

The Commissioner,
 Kundrathur Panchayat Union
 @ Padappai - 601 301,
 Kancheepuram District.

Sir,

- Sub : CMDA - Area Plans Unit - Layout Division - Planning Permission - Layout of house sites in S.Nos.377/2, 377/3A1, 377/3A2 & 377/4, 379 and 380/1 & 2 of Kolapakkam Village, Alandur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit - Approved - Reg.
- Ref: 1. PPA received in APU No. L1/2017/000051 dated 24.01.2017.
 2. The C.E., PWD, WRD, Chennai Region, Chepauk, Chennai - 5 in Letter No.T1/373/VGN/Kolapakkam/CMDA/2016 dated 29.07.2016.
 3. This office DC advice letter even no. dated 25.05.2017 addressed to the applicant.
 4. Applicant letter dated 29.05.2016.
 5. This office letter even no. dated 08.06.2017 addressed to the Commissioner, Kundrathur.Panchayat Union.
 6. Letter Rc.No.1998/2017/A3 dated 12.07.2017 received from the Commissioner, Kundrathur Panchayat Union enclosing the Gift Deed registered as Doc.No.4888/2017 dated 04.07.2017 @ SRO, Pammal.

The proposal received in the reference 1st cited for the proposed Layout of house sites in S.Nos.377/2, 377/3A1, 377/3A2 & 377/4, 379 and 380/1 & 2 of Kolapakkam Village, Alandur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout plan has been revised to satisfy the Development Regulation 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 in the reference 4th cited has remitted the following charges / fees as called for in this office letter 3rd cited:

Description of charges	Amount.	Receipt No. & Date
Scrutiny Fee	Rs. 28,950/-	B-003400 dated 24.01.2017
Development Charge for land	Rs. 60,000/-	B-004614 dated 26.05.2017
Layout Preparation charges	Rs. 35,000/-	
Contribution to Flag Day Fund	RS. 500/-	5701461 to 5701465 dated 26.05.2017.

4. The approved plan is numbered as **PPD/LO. No. 29/2017**. Three copies of layout plan and planning permit **No.9393** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan before sanctioning the layout.

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. VGN Homes Private Limited,
Rep. by Thiru B.R.Nandakumar
(PoA of M/s. VGN Enterprises Pvt. Ltd.),
No. 333, Poonamallee High Road,
Amaidakurai, Chennai – 600 029.

2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. The Chief Engineer,
WRD, Chennai Region (PWD)
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan).

4. Stock file /Spare Copy



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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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