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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. **9391**

PPD No. 27/2017
Lo

Date of Permit.....

04/08/2017

M/s. V.G.N. Enterprises (P) Ltd.

Rep. by its Director

Mr. B.R. Nandakumar (P.O.A)

of V.G.N. Builders (P) Ltd.

No. 333 P.H. Road,

Name of Applicant with Address.....

Amindakuravai - Ch - 29

Date of Application.....

07/11/2014

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

Plenary permission for laying out of house site for the property comprised in S.No. 166/2A Part-1

Site Address..... **of Syamambakkam village, Madhavoyal Taluk, Thiruvallur District, Thiruvarkadu Municipality Limit.**

Division No.....

15,060/-

B.0004040 27/03/17

Development Charge paid Rs.....Challan No.....Date.....

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

25/07/17

08/08/17



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. L1/16491/2014-1

Dated: 04.08.2017

To

The Commissioner,
Thiruverkadu Municipality,
Chennai 600 077.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Proposed laying out of house site for the property comprised in
S.No. 166/ 2A part of Ayanambakkam Village, Maduravoyal Taluk,
Thiruvallur District, Thiruverkadu Municipal limit – Approved - Reg.

- Ref:
1. Letter Rc.No.1666/2014 dated: 07.11.2014 received from The Commissioner of Thiruverkadu Municipality.
 2. This office letter even no.dated:19.11.2014 addressed to the applicant.
 3. Applicant letter dated: 26.11.2014.
 4. Applicant letter dated: 07.04.2016.
 5. Applicant letter dated: 21.11.2016.
 6. This office letter even no. dated: 14.03.2017 addressed to the Sub – Registrar office Ambattur.
 7. Letter No.5/2017 dated: 16.03.2017 received from the Sub – Registrar Ambattur.
 8. This Office DC advice letter even No. dated 22.03.2017 addressed to the applicant.
 9. Applicant letter dated 27.03.2017.
 11. This office letter even No. dated 31.03.2017 addressed to the Commissioner, Thiruverkadu Municipality.
 12. Letter RC. No. 465/2017/F1 dated 11.07.2017 from the Commissioner, Thiruverkadu Municipality enclosing the Gift Deed for Road area registered as Doc. 8704/2017 dated 10.07.2017 @ SRO, Ambattur.

The proposal received in the reference 1st cited for the Proposed Laying out of house site in S.No. 166/ 2A part of Ayanambakkam Village, Maduravoyal Taluk, Thiruvallur District, Thiruverkadu Municipal 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.

3. 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.

4. The applicant has remitted the following charges / fees as called for in this office letter 8th cited, in his letter 9th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.500/- & Rs.5,150/-	02892 dated 26.11.2014 & B-004040 dated 27.03.2017.
Development Charge for land	Rs. 15,060/-	B-004040 dated 27.03.2017.
Layout Preparation charges	Rs. 9,000/-	
Open Space & Reservation charge for 250 sq.m.	Rs.78,03,900/-	
Contribution to Flag Day Fund	RS. 500/-	334812 dated 27.03.2017.

4. The approved plan is numbered as **PPD/LO.No.27/2017**. Three copies of layout plan and planning permit **No.9391** are sent herewith for further action.

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 Enterprises (P) Ltd.,
Rep. by its Director Mr. B.R. Nandakumar
(POA of VGN Builders (P) Ltd.)
No. 333, Poonamallee High Road,
Amaidakarai, Chennai – 600 029.
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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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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