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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. **9390**

Date of Permit.

04.08.2017
07/2017

PPD No. 26
2017

File No. L1/16492/2014

Name of Applicant with Address. M/S VGN Enterprises (P) Ltd,
Rep. by its Director B.R. Nardakumar
(POA of VGN Builders (P) Ltd. No. 333, Pooramallee High Road
Chennai - 600 029)

Date of Application 07.11.2014

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

203/1B, 667/182 and 671/1B of
Site Address. Ayanambakkam village, Madhavavoyal
Taluk, Thiruvallur District, Thiruvetkadu
Division No. Municipal limit

Development Charge paid Rs. 26,000/- Challan No. B 004145 Date 06.04.2017

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 _____
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.inWeb site: www.cmdachennai.gov.in**Letter No. L1/16492/2014****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.Nos. 203/1B, 667/1 & 2 and 671/1B of Ayanambakkam Village, Maduravoyal Taluk, Thiruvallur District, Thiruverkadu Municipal limit - Approved - Reg.

- Ref:
1. PPA received from the Commissioner, Thiruverkkadu Municipality in letter No. Rc. No. 1665/2014, dated 07.11.2014.
 2. Letter No. T5(3)/17601/2011 dated 17.02.2012 received from the CE, PWD, WRD, Chennai Region, Chepauk, Chennai-600 005.
 3. This office letter even No. dated 19.11.2014 addressed to the applicant.
 4. Applicant letter dated 26.11.2014 & 03.07.2015.
 5. This office letter even No. dated 07.10.2015 addressed to the applicant.
 6. Applicant letter dated 07.04.2016.
 7. Applicant letter dated 21.11.2016.
 8. This office letter even No. dated 22.03.2017 addressed to the SRO, Ambattur.
 9. Letter No. 05/2017, Dated 24.03.2017 received from SRO Ambattur.
 10. This Office DC advice letter even No. dated 27.03.2017 addressed to the applicant.
 11. Applicant letter dated 07.04.2017.
 12. This office letter even No. dated 17.04.2017 addressed to the Commissioner, Thiruverkadu Municipality.
 13. Letter RC. No. 537/2017/F1 dated 11.07.2017 from the Commissioner, Thiruverkadu Municipality enclosing the Gift Deed for Road area registered as Doc. 8705/2017 dated 10.07.2017 @ SRO, Ambattur.

The proposal received in the reference 1st cited for the Proposed Laying out of house site in S.Nos. 203/1B, 667/1 & 2 and 671/1B 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 10th cited, in his letter 11th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee & Balance Scrutiny fee	Rs.500/- & Rs.9,200/-	2890 dated 26.11.2014 & B-004145 dated 06.04.2017.
Development Charge for land	Rs. 26,000/-	B-004145 dated 06.04.2017.
Layout Preparation charges	Rs. 9,000/-	
Open Space & Reservation charge	Rs.1,54,60,000/-	
Contribution to Flag Day Fund	RS. 500/-	334838 dated 06.04.2017.

4. The approved plan is numbered as **PPD/LO.No.26/2017**. Three copies of layout plan and planning permit **No.9390** 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).

3. Copy of reference 2nd cited.

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,
Amaindakarai, 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,
PWD, WRD, Chennai Region,
Chepauk, Chennai-600 005.
(along with a copy of approved layout plan)

4. 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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