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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. **9400**

PPD No 36
LO 2017

Date of Permit 31/08/2017

File No. L1/5500/2017

Tmt - Vijaya Ramamoorthy
& 3 others,

No. 3 Officers' Colony,

Name of Applicant with Address.....
Varadhasaparam, Velachery, Chennai - 600 042

Date of Application 18.04.2017

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

S. Nos. 237/1, 2A & 2B, 238 and 241/1, 2A
Site Address.....

2B & 2C of Othambakkam village,

Division No. Sholinganallur Taluk, Kancheepuram District,

St. Thomas Mount Panchayat Union limit

Development Charge paid Rs. 85,000/- Challan No. B-004686 Date 05.06.2017

✓
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.

28/8/17 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.L1/5500/2017-1

Dated: 31.08.2017

To

The Commissioner

St. Thomas Mount Panchayat Union
@ Chitlapakkam, Chennai – 64,
Kancheepuram District.

Sir,

Sub : CMDA – Area Plans Unit - Layout Division - Planning
Permission Application – Layout of house sites in S.Nos.237/1,
2A & 2B, 238 and 241/1, 2A, 2B & 2C of Ottiambakkam Village,
Sholinganallur Taluk, Kancheepuram District, St.Thomas Mount
Panchayat Union limit - Approved – Reg.

- Ref:
1. PPA received in CMDA vide APU.No.L1/2017/000225 dated 18.04.2017.
 2. This office DC advice letter even no. dated 02.06.2017 addressed to the applicant.
 3. Applicant letter dated 05.06.2017.
 4. This office letter even no. dated 08.06.2017 addressed to the Commissioner, St. Thomas Mount Panchayat Union.
 5. Letter No.K.Dis.5531/2017/A4 dated 21.07.2017 received from the Commissioner, St. Thomas Mount Panchayat Union enclosing the Gift Deed registered as Doc.No.7975/2017 dated 19.07.2017 @ SRO, Selaiyur.
 6. Applicant letter dated 28.07.2017.
- ...

The proposal received in the reference 1st cited for the proposed Layout of house sites in S.Nos.237/1, 2A & 2B, 238 and 241/1, 2A, 2B & 2C of Ottiambakkam Village, Sholinganallur Taluk, Kancheepuram District, St.Thomas Mount 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 3rd cited has remitted the following charges / fees as called for in this office letter 2nd cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 42,000/-	B-004265 dated 18.04.2017
Development Charge for land	Rs. 85,000/-	B-004686 dated 05.06.2017
Layout Preparation charges	Rs. 50,000/-	
Contribution to Flag Day Fund	RS. 500/-	9122309 to 9122313 dated 05.06.2017.

4. The approved plan is numbered as **PPD/LO. No.36/2017**. Three copies of layout plan and planning permit **No.9400** 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. Tmt.Vijaya Ramamoorthy & 3 others, rep. by GPA
M/s.Fairly Land Foundations Pvt. Ltd.
No. 3, Officer's Colony,
Varadarajapuram, Velachery,
Chennai – 600 042.

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

3. Stock file /Spare Copy



our services doesn't just end there



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Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



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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