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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. L1/4504/2017 - 1

Dated: 22.12.2017

To
The Commissioner,
Greater Chennai Corporation,
Chennai - 600003

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission
- Layout of house sites in old S.Nos.515/1, 516, 517, 526, &
527, present T.S.No.2 & 3part, Block No.67, Ward - 'B' of
Ambattur village & Taluk, Thiruvallur District, Greater Chennai
Corporation Limit - Approved - Reg.

Ref:

1. Planning Permission Application for laying out of house site received from the applicant on 31.03.2017 in APU No.L1/2017/000191.
2. This office letter even no. dated 15.06.2017 addressed to the applicant.
3. Applicant letter dated: 27.06.2017.
4. This office letter even no. dated 06.07.2017 addressed to the Chief Engineer, WRD, Chennai Region (PWD).
5. Applicant letter dated 21.07.2017.
6. This office DC advice letter even no. dated: 26.07.2017 addressed to the applicant.
7. Applicant letter dated 31.07.2017 enclosing the receipt for payments.
8. This office letter even no. dated 10.08.2017 addressed to the Commissioner, Greater Chennai Corporation.
9. The Chief Engineer, WRD, Chennai Region (PWD) letter No.DB/T5 (3)/F-I-Ambathur /2017 dated 26.09.2017.
10. Letter W.D.C. No. D3/ SD/ WDCN07 / 00374 / 2017 dated 08.11.2017 from the Commissioner, Greater Chennai Corporation enclosing the Gift Deed for Road & Park area registered as Doc. 14518/2017 dated 01.11.2017 @ SRO, Ambattur.
11. Applicant letter dated 04.12.2017.
12. G.O.No.112, H&UD Department dated 22.06.2017.
13. Secretary (H & UD and TNRERA)
Lr.No.TNRERA/261/2017, dated 09.08.2017.

For VGN PROPERTY DEVELOPERS PVT. LTD.

The proposal received in the reference 1st cited for the proposed Layout of house sites in old S.Nos.515/1, 516, 517, 526, & 527, present T.S.No.2 & 3part, Block No.67, Ward - 'B' of Ambattur village & Taluk, Thiruvallur District, Greater Chennai Corporation 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

Authorised Signatory

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 in the reference 7th cited as called for in this office letter 6th cited :

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 36,000/-	B 004071 dated 31.03.2017
Development charges for land	Rs.1,00,000/-	B 005195 dated 31.07.2017
Layout Preparation charges	Rs.50,000/-	
Contribution to Flag Day Fund	RS. 500/-	0665523 to 0665527 dated 31.07.2017

5. The approved plan is numbered as **PPD/LO. No.63/2017**. Three copies of layout plan and planning permit **No.11530** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan and the conditions to be complied by the applicant as stipulated by the PWD in the reference 9th cited before sanctioning the layout.

7. 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.

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. Guruswamy Naidu & Company Private Limited,
No.15, Wallace garden 2nd street,
Nungambakkam,
Chennai – 600006.

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

For VGN PROPERTY DEVELOPERS PVT. LTD.

A. K. Ganga
Authorised Signatory

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

11530

PPD No: 63/2017
Lo

Date of Permit

22/12/2017

File No

L1/4504/2017

Name of Applicant with Address

M/s. Guruswamy Naidu &
Company Private Limited,
NO. 15, Wallace garden
2nd Street, Nungambakam,
Chennai - 600006

Date of Application

31/03/2017

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

Site Address

Laying out of house sites in old S. Nos. 515/1,
516, 517, 526 & 527, Present P.S. No.

Division No

2 & 3 part, Block NO. 67, ward - B' of
Amba. Haver village & Taluk, Thiruvallur
District, Greater Chennai Corporation limit.

Development Charge paid Rs

1,00,000/-

Challan No

B-005195

Date 31/07/2017

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

For VGN PROPERTY DEVELOPERS PVT. LTD.

A. Rangappa
Authorised Signatory



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
 நகரமைப்பு பிரிவு - பணித்துறை -
Town Planning Section-Works Department
 திட்ட அனுமதி

Planning Permission

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 49வது பிரிவின் படி)
 (Sec 49 of T & C.P Act 1971)

திட்ட அனுமதி எண்(Planning Permit No)		SD/WDCN07/00374/2017	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N07	N086	26/11/2019	24/08/2017
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS GURUSWAMY NAIDU AND COMPANY PVT LTD- NO.15, WALLACE GARDEN 2nd STREET, NUNGAMBAKKAM, CHENNAI-600006.	
சேமப்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Block No:67, WARD-B, Plot No:-, Survey No:T.S.NO:2&3PART, V.G.N.Shanthi Nagar Prathish St., V.G.N.Shanthi Nagar, Ambattur, Ambattur, CHENNAI, 600053	
CMDA Development Charges		100	
மொத்தக் கட்டணம்/Total (In Rs.)		100	

Amount (in words): Rupees One Hundred Only

C.M.D.A. DD Details : DD Number: 917422 Amount: 100 Rs. Date:25/11/2019 Bank:KOTAK MAHINDRA BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Layout of Land - layout approval Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

For VGN PROPERTY DEVELOPERS PVT. LTD.

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our services doesn't just end there



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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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