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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.L1/5022/2017-1 **Dated: 05.12.2017**

To

The Commissioner,
Greater Chennai Corporation,
Ripon Building,
Chennai – 600 003.

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning Permission – Layout of house sites in Old S.No.335, present T.S.No.40 and old S.Nos.340, 542 part, 543 part, 544, 545, 546, 547 & 548 part, present T.S.No.42 part, Block No.72, Ward-B of Ambattur Village and Taluk, Thiruvallur District, Greater Chennai Corporation limit – Approved – Reg.

Ref:

1. Planning Permission Application for laying out of house sites received from the Applicant on 10.04.2017 in APU No. L1/2017/000209.
2. This office letter even No. dated 06.06.2017 addressed to the C.E., WRD, Chennai Region (PWD), Chepauk.
3. Applicant letter dated 12.06.2017.
4. This office letter even No. dated 12.07.2017 addressed to the applicant.
5. Applicant letter dated 17.07.2017.
6. This office DC Advice letter even No. dated 10.08.2017.
7. Applicant letter dated 18.08.2017 enclosing the receipts for payments of DC & other charges.
8. This office letter even No. dated 31.08.2017 addressed to the Commissioner, Greater Chennai Corporation.
9. CE, PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I&C-Ambathur/2017 dated 05.10.2017.
10. The Executive Engineer, Works Department, Greater Chennai Corporation Letter W.D.C.No.D3/SD/WDCN07/00399/2017 dated 08.11.2017 enclosing the Gift Deed registered as Doc.No.14519/2017 dated 01.11.2017 @ SRO, Ambathur.
11. Applicant letter dated 22.11.2017.
12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
13. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

...

The proposal received in the reference 1st cited for the proposed Layout of house sites in Old S.No.335, present T.S.No.40 and old S.Nos.340, 542 part, 543 part, 544, 545, 546, 547 & 548 part, present T.S.No.42 part, Block No.72, Ward-B of Ambattur Village and 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

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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 7th cited has remitted the following charges / fees as called for in this office letter 6th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 72,300/-	B-004147 dated 06.04.2017
Development charge	Rs.1,70,000/-	B-005355 dated 18.08.2017
Layout Preparation charges	Rs. 85,000/-	0665830 to 0665834 dated 18.08.2017
Contribution to Flag Day Fund	RS. 500/-	

4. The approved plan is numbered as **PPD/LO. No.56/2017.** Three copies of layout plan and planning permit **No.11523** 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.

6. 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,

07/12/2017

for MEMBER SECRETARY

07/12/17

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 Gurusamy Naidu & Company Private Limited,
Represented by its Authorised Signatory
Thiru.V.Pratish Devadoss
No.15, Wallace Garden 2nd Street,
Nungambakkam, Chennai – 600 006.

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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Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 11523

Date of Permit 05/12/2017

PPD/LO NO. 56/2017

File No. L1/5022/2017

Name of Applicant with Address M/s Gurusamy Naidu & Company Private Limited represented by its Authorized signatory V. Satish Devadoss

Date of Application 18.04.2017

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

Site Address old S.No. 335, Present T.S No 40 and old S.Nos. 340, 542part, 543part, 544, 545, 546, 547 & 548 part Present T.S No. 42part, Block

Division No. No. 72, Ward - B of Ambattur Village, Ambattur Taluk, Thiruvallur District, Greater Chennai corporation limit

Development Charge paid Rs. 1,70,000/- Challan No. B-005355 Date 18.08.17

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

08/12/2017

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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/WDCN07/00399/2017	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	விண்ணப்பித்த நாள் / Application Date
N07	N086	31/01/2019	11/09/2017
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS V GURUSAMY NAIDU AND CO PVT LTD-NO.15, WALLACE GARDEN 2nd STREET, NUNGAMBAKKAM, CHENNAI-600006.	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Block No:72,WARD-B,Plot No:-, Survey No:ANNEXURE ENCLOSED, 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: 022219 Amount: 100 Rs. Date:30/01/2019 Bank:TAMILNADU INDUSTRIAL CO-OPERATIVE BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

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

31/01/19
Assistant Executive Engineer (T.P.)

31/1/19
Executive Engineer (T.P.)

31/01/19 31/01/2019

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GREATER CHENNAI CORPORATION
Town Planning Section
Works Department

ANNEXURE

W.D.C.No.D1 / LA / SD / WDCN07 / 00399 / 2017 Dated 31.01.2019.

M/s. V. Guruswamy Naidu & Co Private Limited,
No.15, Wallace Garden 2nd Street,
Nungambakkam,
Chennai – 600006.

Proposed layout of house sites in Old S.No.335, present T.S.No.40 and Old S.No.340, 542 part, 543 part, 544, 545, 546, 547 & 548 part, present T.S.No.42 part Block No.72 Ward - B of Ambattur village, Division - 86, Zone VII of Greater Chennai Corporation.

31/01/19
Asst. Exe. Engineer (Works)

31/1/19
Executive Engineer (Works)

31/1/19

31/01/2019

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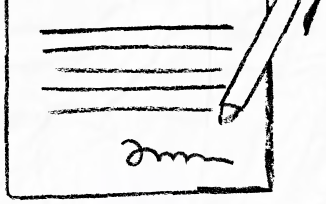

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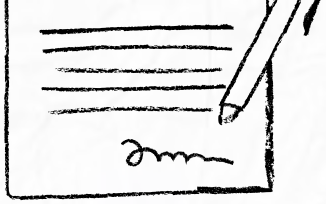

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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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real estate journey

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