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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

Ref-1

Letter No. L1/17761/2016-1 **Dated: 15.03.2019**

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.Nos.119/1A1B, 1A2B, 1B2, 1B3, 1C, 2A, 2B, 2C & 3B, 120/1A1, 1A2, 1A3, 1A5, 1A6, 1B & 2, 121/1A1A, 1A1B, 1A2, 1C1, 1C2, 1D1 & 1D2, 148/1, 2 & 3 and 149/1C1A Part, 1C1B, 1C2, 1D & 2 of Manapakkam Village, Alandur Taluk, Kancheepuram District, Greater Chennai Corporation Limit – Approved - Reg.

Ref:
1. PPA received in APU No. L1/ 2016/ 000801 dated 21.11.2016.
2. This office letter even No. dated 27.03.2017 addressed to the C.E., PWD, WRD, Chennai Region.
3. Applicant letter dated 11.05.2017 & 07.06.2017.
4. The CE, PWD (WRD), Chennai region letter No.DB/T5(3)/F-1-Mannapakkam/2017 dated 28.07.2017.
5. This office letter even No. dated 26.10.2017 addressed to the applicant.
6. This office letter even No. dated 26.10.2017 addressed to the petitioner Thiru.K.Sampathkumar.
7. Applicant letter dated 01.08.2017, 06.11.2017 & 10.11.2017.
8. Minutes of the Special Sanction Committee meeting held on 10.11.2017.
9. This office letter even No. dated 13.12.2017 addressed to the applicant.
10. This office reminder letter even No. dated 13.12.2017 addressed to the petitioner Thiru.K.Sampathkumar.
11. Applicant letter dated 15.12.2017, 08.01.2018, 30.01.2018, 01.02.2018, 07.02.2018, 21.02.2018, 26.02.2018, 26.03.2018 & 24.05.2018.
12. Applicant letter dated 05.06.2018.
13. This office DC Advice letter even No. dated 08.06.2018 addressed to the applicant.
14. Applicant letter dated 15.06.2018 enclosing receipt of payments.
15. This office letter even No. dated 03.07.2018 addressed to the Commissioner, Greater Chennai Corporation.
16. The Executive Engineer, Works Department, Greater Chennai Corporation letter W.D.C.No.D1/SD/WDCN12/00414/2018 dated 05.03.2019 enclosing a copy of Gift deed for Road & Park area registered as Doc.No.2115/2019 dated 26.02.2019 @ Joint-I SRO, South Chennai, Saidapet.
17. Applicant letter dated 14.03.2019.
18. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
19. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1st cited for the proposed laying out of house sites in S.Nos.119/1A1B, 1A2B, 1B2, 1B3, 1C, 2A, 2B, 2C & 3B, 120/1A1, 1A2, 1A3, 1A5, 1A6, 1B & 2, 121/1A1A, 1A1B, 1A2, 1C1, 1C2, 1D1 & 1D2, 148/1, 2 & 3 and 149/1C1A Part, 1C1B, 1C2, 1D & 2 of Manapakkam Village, Alandur Taluk, Kancheepuram District, Greater Chennai Corporation Limit was examined and layout plan has been prepared 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 has remitted the following charges / fees in the reference 14th cited as called for in this office letter 13th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 63,250/-	B-002825 dated 21.11.2016
Development charge	Rs.1,55,000/-	B-007474 dated 15.06.2018
Layout Preparation charges	Rs. 65,000/-	
Regularisation charge	Rs.38,15,000/-	
Contribution to Flag Day Fund	Rs. 500/-	634836 dated 15.06.2018

4. The approved plan is numbered as **PPD/LO. No. 32/2019.** Three copies of layout plan and planning permit **No.12349** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of all the conditions stipulated by PWD in their letter No.DB/T5(3)/F-1-Mannapakkam/2017 dated 28.07.2017 and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of 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 18th & 19th cited.

Yours faithfully,

18/03/2019

for Principal Secretary /
Member Secretary

18/3/19

Encl: 1. 3 copies of layout plan.
2. Planning permit in duplicate
(with the direction not to use the logo of CMDA in the Layout plan since the same is registered).

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Copy to:

1. Tvl.Chenaram Seni, GPA on behalf of
   M/s.Jain Housing & 6 others,
   98/99, Habibullah Road,
   T.Nagar, Chennai – 600017.

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 for monitoring the compliance of the conditions stipulated in the NOC in ref. 4th cited).

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. PPD/LO No 32/2019 12349

Date of Permit 15/03/2019

File No. L1/17761/2016

Tvl. Chennaram Seni & Others
98/99, Habibullah Road,
T. Nagar, Chennai - 600 017

Name of Applicant with Address.....

Date of Application 21/11/2016

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

Site Address Layout of house sites in S.Nos. 119/1A1B, 1A2B, 1B2, 1B3, 1C, 2A, 2B, 2C & 3B, 120/1A1, 1A2, 1A3, 1A5, 1A6, 1B & 2, 121/1A1A, 1A1B, 1A2, 1C1, 1C2, 1D1 & 1D2, 148/1, 2 & 3 and 149/1C1A Pt, 1C1B, 1C2, 1D & 2 of Manapakkam Village, Alandur TK, Kancheepuram District,

Division No. Greater Chennai Corporation Limit

Development Charge paid Rs. ₹ 1,55,000/- Challan No. B-007474 Date 15/06/2018

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

15/3/19

18/03/2019

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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/WDCN12/0414/2018	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	விண்ணப்பம் பெறப்பட்ட நாள் / Application Date
N12	N157	11/04/2019	25/07/2018
விண்ணப்பதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		CHENARAM SENI GPA MS JAIN HOUSING AND 6 OTHERS-98 &99, HABIBULLAH ROAD, T.NAGAR,CHENNAI-17	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Door No:RIVER VIEW COLONY MAIN ROAD,Block No:-,Plot No:-, Survey No:119/1A1B,1A2B,1B2,1B3,1C,2A,2B, Manapakkam,	
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: 186339 Amount: 100 Rs. Date:10/04/2019 Bank:KARUR VYSYA 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.

11/4/19
Assistant Executive Engineer (T.P.)

11/4/19
Executive Engineer (T.P.)

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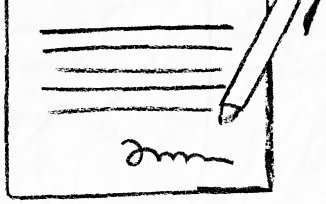

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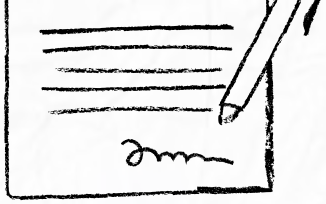

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