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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 12740

PPD No. 118
10 2019

Date of Permit 31/10/2019

Thiru. T. Manivannan,
For himself & GPA on behalf
of Thiru. M. Kumaragurubaran
No. 53/54, Second Lane

File No. LI/4157/2019

Name of Applicant with Address. Madhavaram High Road,
(North), Perambur, Chennai-600011

Date of Application 11/03/2019

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

PP for Proposed Laying out of house site

Site Address. comprised in S.No. 20/2A & 2B of
Siruniyam Village, Ponneri Taluk, Thiruvallur

Division No. District, Sholavaram Panchayat Union
Limit

Development Charge paid Rs. ₹ 58,000/- Challan No. B-0012707 Date 04/07/2019

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

SHIRAN CONSTRUCTIONS PVT. LTD

MANAGING DIRECTOR

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PROCEEDINGS OF THE COMMISSIONER PANCHAYAT UNION SHOLAVARAM
PRESENT: Thiru.K.RAVI

Re.No. 2831/2019/A3

Date:13.11.2019

Sub: Layout- Chennai Metropolitan Development Authority - Planning Permission
Layout of House sites in S.No.20/2A & 2B - Total Area - 10546 Sq.m. of
Siruniam village in Angadu Panchayat - Approved order issued.

- Ref:
1. Thiru.T.Manivannan & Thiru.M.Kumaragurubaran, Application dated: 28.08.2019.
 2. Member Secretary, CMDA letter No.L1/4157/2019 dated: 26.08.2019.
 3. Gift deed received from Thiru.T.Manivannan & Thiru.M.Kumaragurubaran, Registered at Sub-Register office, Redhills document No. 9306/2019, Dt: 04.10.2019.
 4. Member Secretary, CMDA letter No.L1/4157/2019 Dt: 31.10.2019.
 5. Panchayat Union Council, Sholavaram resolution No.2831/2019/A3, Dt: 28.08.2019.

ORDER:

Permission sought by the applicant **Thiru.T.Manivannan & Thiru.M.Kumaragurubaran**, No.53/54, Perambur, Chennai-11. for the laying out the house sites in S.No. 20/2A & 2B of Siruniam village in Angadu Panchayat with the total extent 10546 Sq.m. is approved subject to the conditions specified below in the approval of the Member Secretary, C.M.D.A. Chennai letters received 2nd and 4 read above.

1. The conditions specified in the Member Secretary C.M.D.A (Layout conditions accompanying Sub-Division of lands in the Chennai Metropolitan Area) letter No. L1/4157/2019 dated: 31.10.2019 and subjected to the conditions over leaf of Member Secretary, Chennai Planning permission No.12740 Dt:31.10.2019.
2. The other conditions specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, sub-Rule 1 to 10) is Applicable.
3. The applicant is advised to abide by the rules and Regulations that will be issued by the Government in this regard.
4. The applicant is advised to follow the conditions laid down in the Chennai Metropolitan Development Authority letters cited.
5. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.
6. The approved plans are enclosed.

Encl:

1. Plan PPD/LO No.118/2019 Dt:31.10.2019.
2. Conditions Specified in Member Secretary, C.M.D.A permit No.12740 Dt:31.10.2019.
3. Conditions Specified in Annexure enclosed in the Secretary C.M.D.A, Chennai. Letter No L1/4157/2019 dated: 31.10.2019.

To
Thiru.T.Manivannan & Thiru.M.Kumaragurubaran,
No.53/54, 2nd Lane, Madhavaram High Road(North),
Perambur, Chennai - 11.

Copy to The Special Officer, Angadu Panchayat.

* COMMISSIONER
PANCHAYAT UNION SHOLAVARAM

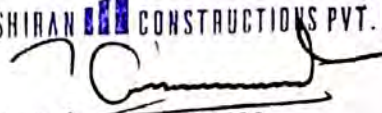
SHIRAN CONSTRUCTIONS PVT. LTD

MANAGING DIRECTOR

ANNEXURE

LAYOUT CONDITION ACCOMPANYING SUB-DIVISION OF LANDS IN S.No. 20/2A & 2B OF SIRUNIAM VILLAGE, ANGADU PANCHAYAT, SHOLAVARAM PANCHAYAT UNION IN CHENNAI METROPOLITAN AREA.

1. All streets, sites and other works shall be laid out and demarcated in accordance with the plan No.PPD/L.O.No.106/2019 approved in this office Ir.No.L1/4157/2019 dated 31.10.2019 and no deviation or modification in the alignment the street and dimension of sites, reservations etc. shall be made without prior approval of the Chennai Metropolitan Development Authority.
2. The streets shall be formed to approve levels, metalled, sewerred and lighted to the satisfaction of the Executive Authority i.e. Panchayat Unions and Tamil Nadu Panchayats Act, as the case may be.
3. Every site in the area other than the site reserved for specific purpose in the layout plan shall be exclusively utilized for the construction of structures for residential used only.
4. The site shall not be sub-divided without prior approval of the Chennai Metropolitan Development Authority.
5. There shall be a building line from the street boundary as shown in the layout plan and no building other than a boundary wall or fence of a height not greater than 1.5 mts. from the ground level of the street, shall be created in the space between the street boundary and the building line.
6. Only detached housed shall be permitted in the area.
7. Every dwelling house shall be provided with adequate means for the effectual drainage of storm water salvage and sewage for the premises and sufficient and suitable sanitary convenience for the use of the occupants of the house. The drainage arrangements and the sanitary convenience shall be in accordance with such conditions and design as specified by the Health Officer.
8. All sewage water shall be disposed off in such a way as to prevent it from running into, or stagnating on adjacent street, but may be used for watering the gardens or allowed to flow freely into drains or channels after it had been previously treated sanitarly in any manner required by the Health Officer.
9. Except to the extent necessary for the excavation of foundations, leveling or slopping of ground, earth shall not be removed from any site so as to create hollows of borrow pits therein.
10. The space set apart for streets and communal and recreational purposes shall be transferred to the Authority or any Local Authority designated by it, free of cost through a gift deed.
11. The building construction shall be subject to the Development Regulations of the Master Plan for Chennai Metropolitan Area.
12. Developments in the area reserved for the following used as indicated in the plan approved above and be regulated as per the Development Regulations.

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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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