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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. L1/4429/2019 **Dated: 09.10.2019**

To
The Commissioner
Sholavaram Panchayat Union,
Sholavaram,
Chennai – 600 067.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in the land comprised in S.Nos.433/2A, 434, 435/1 & 2 and 436/1 & 2 of Perugavoor Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit – Approved - Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in APU No. L1/2019/000041 dated 14.03.2019.
2. This office letter even No. dated 26.03.2019 addressed to the applicant.
3. Applicant letter dated 25.03.2019 received on 26.03.2019.
4. This office letter even No. dated 28.03.2019 addressed to the applicant.
5. Applicant letter dated 08.04.2019 & 10.04.2019.
6. This office letter even No. dated 16.04.2019 addressed to the applicant.
7. Applicant letter dated 07.05.2019.
8. Applicant letter dated 07.05.2019 received on 09.05.2019.
9. This office letter even No. dated 31.05`.2019 addressed to the applicant.
10. Applicant letter dated 17.06.2019 & 25.06.2019.
11. This office DC Advice letter even No. dated 19.07.2019 addressed to the applicant.
12. Applicant letter dated 24.07.2019 enclosing the receipts for payments.
13. This office letter even No.1 dated 29.07.2019 addressed to the Commissioner, Sholavaram Panchayat Union enclosing the skeleton plan.
14. This office letter even No.2 dated 29.07.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle, West, TANGEDCO enclosing the skeleton plan.
15. The Commissioner, Sholavaram Panchayat Union letter R.C.No.2534/2019/A3 dated 12.09.2019 enclosing the Gift Deed for handing over of Road, Park area & PP site registered as Document Doc. No.8500/2019 dated 09.09.2019 @ SRO, Redhills.
16. The Superintending Engineer, Chennai Electricity Distribution Circle, West, TANGEDCO, letter No.SE/CEDC/W/AEE/C/F.Land/D.486/19 dated 10.09.2019 enclosing the Gift Deed for handing over of PP site registered as Document Doc. No.8503/2019 dated 09.09.2019 @ SRO, Redhills.
17. G.O.No.112, H&UD Department dated 22.06.2017.
18. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

For SIVASANKAR REAL ASSETS PRIVATE LIMITED

Directo

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The proposal received in the reference 1st cited for the proposed laying out of house sites in the land comprised in S.Nos.433/2A, 434, 435/1 & 2 and 436/1 & 2 of Perugavoor Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 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 12th cited has remitted the following charges / fees as called for in this office letter 11th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 56,000/-	No.B-009668 dated 13.03.2019 & B-0010084 dated 25.03.2019
Development charge	Rs.1,05,000/-	B-0013170 dated 24.07.2019
Layout Preparation charge	Rs. 95,000/-	
Flag Day Fund	Rs. 500/-	2761321 to 2761325 dated 24.07.2019

4. The approved plan is numbered as **PPD/LO. No.106/2019 Dated 09.10.2019.** Three copies of layout plan and planning permit **No.12728** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and release of the layout 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 17th & 18th cited.

Yours faithfully,

10/10/2019

for Member-Secretary

10/10

For SIVASANKAR REAL ASSETS PRIVATE LIMITED

Director

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).

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Copy to: 1. M/s.Sivasankar Real Assets Private Limited,
No.11-F-Block, 2nd Main Road,
Anna Nagar East,
Chennai - 600 102.

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

3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation and
Distribution Corporation (TANGEDCO)
110 KV, S.S.Complex,
K.K.Nagar, Chennai – 600 078.
(along with a copy of approved layout plan).

4. Stock file /Spare Copy

For SIVASANKAR REAL ASSETS PVT. LTD.

Director

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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 12728 49

PPD / LO No. 106 / 2019

Date of Permit 09/10/2019

File No. L1/4429/2019

Name of Applicant with Address M/s. Sivasankar Real Assets Private Ltd., No. 11, F-Block, 2nd Main Road, Anna Nagar East, Chennai - 600102

Date of Application 14/03/2019

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

Site Address P.P for proposed laying out of house sites in the land comprised in S.No.s. 433/2A, 434, 435/1&2 and 436/1&2 of Perungavoor Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union Limit.

Division No. —

Development Charge paid Rs. ₹ 1,05,000/- Challan No. B-13170 Date 24/07/19

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 SIVASANKAR REAL ASSETS PRIVATE LIMITED

Director

09/10/19

For MEMBER SECRETARY

10/10/2019

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

Rc.No. 2534/2019/A3

Date:17-10-2019

Sub: Layout- Chennai Metropolitan Development Authority – Planning Permission Layout of House sites in S.No.**433/2A, 434, 435/1, 2 & 436/1, 2** – Total Area – **33900** Sq.m. of **Perungavoor** village in **Perungavoor** Panchayat – Approved order issued.

Ref:

1. M/s.Sivasankar Real Assets Private Limited, Application dated: 02.08.2019
2. Member Secretary, CMDA letter No.L1/4429/2019 dated: 29.07.2019
3. Gift deed received from M/s.Sivasankar Real Assets Private Limited, Registered at Sub-Register office, Redhills document No. 8500/19, Dt: 09.09.2019
4. Member Secretary, CMDA letter No.L1/4429/2019 Dt: 09.10.2019
5. Panchayat Union Council, Sholavaram resolution No.2534/2019/A3, Dt: 16.10.2019

****

ORDER:

Permission sought by the applicant **M/s.Sivasankar Real Assets Private Limited**, No.11, F-Block, 2nd Main Road Anna Nagar East, Chennai-102. for the laying out the house sites in S.No. **433/2A, 434, 435/1, 2 & 436/1, 2** of **Perungavoor** village in **Perungavoor** Panchayat with the total extent **33900** 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. L1/4429/2019 dated: 09.10.2019 and subjected to the conditions over leaf of Member Secretary, Chennai Planning permission No.12728 Dt:09.10.2019.
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.

COMMISSIONER
PANCHAYAT UNION SHOLAVARAM

Encl:

1. Plan PPD/LO No.106/2019 Dt:10.10.2019
2. Conditions Specified in Member Secretary, C.M.D.A permit No.12728 Dt:09.10.2019
3. Conditions Specified in Annexure enclosed in the Secretary C.M.D.A, Chennai. Letter No L1/4429/2019 dated: 09.10.2019

For SIVASANKAR REAL ASSETS PRIVATE LIMITED

Director

To **M/s.Sivasankar Real Assets Private Limited,**
No-11, F-Block, 2nd Main Road,
Annanagar, Chennai – 102.

Copy to The Special Officer, Perungavoor Panchayat.

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ANNEXURE

LAYOUT CONDITION ACCOMPANYING SUB-DIVISION OF LANDS IN S.No. 433/2A, 434, 435/1, 2 & 436/1, 2 OF PERUNGAVOOR VILLAGE, 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/LO.No.106/2019 approved in this office lr.No.L1/4429/2019 dated 09.10.2019 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, sewered 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 sanitarily 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.

For SIVASANKAR REAL ASSETS PRIVATE LIMITED

Director

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i. Residential Plots : Primary Residential Use Zone
ii. Park/Play Ground : Open Space & Recreational Use Zone
iii. Public Purpose : Institutional Use Zone.

13. In the open space within the site to the extent feasible trees may be planted and existing trees preserved.

14. The area earmarked for public purpose, 1 to 275 plots [Regular Plots (1 to 151) and E.W.S Plots 8169 Sq m (152 to 275)] (iv Post and Telegraph Office, Police Station, etc.) would remain reserved for a specific period of one year from the date of approval to enable the government department concerned to negotiate with the owner and acquire the reserved land if required for them. The cost of the plot should not be more than guideline value. If the promoter adds proportionate development cost on the price of the public purpose plot, the same should be approved by CMDA. After the said period of one year and if none of the agencies purchase the reserved land full/part, the layout owner/ Developer is free to dispose of the site reserved for public purpose to any body for residential use only.

15. Sign board to be erected at this site.

(--Sd--)
For MEMBER-SECRETARY

(True Copy)

30/10/09

COMMISSIONER
PANCHAYAT UNION, SHOLAVARAM.

30/10/2009

For SIVASANKAR REAL ASSETS PRIVATE LIMITED

Direct

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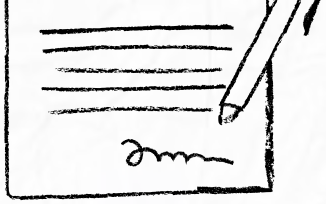

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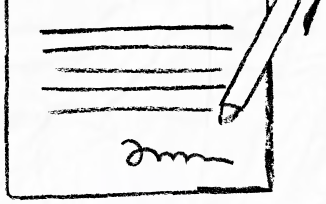

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