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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. L1/6917/2020

Dated: 27.10.2020

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
 Proposed re-designation of Shop plots bearing Nos.1, 2, 3, 4 & 5 into
 residential plots with continuing Nos. as 121 to 125 lying in approved
 layout PPD/LO No.113/2019 comprised in Old S.No.236/3A part,
 T.S.No.3 part, Ward-I, Block No.68 of Padi Village, Ambattur Taluk,
 Chennai District, Greater Chennai Corporation limit - Approved -
 Reg.

- Ref:**
1. Planning Permission Application for re-designation of Shop
 Plots into residential plots received in APU No.L1/2020/000118
 dated 29.07.2020.
 2. Layout of house sites approved vide PPD/LO.No.113/2019 in
 letter No.L1/19378/2018-1 dated 21.10.2019.
 3. This office letter even No dated 15.09.2020 addressed to the
 applicant.
 4. Applicant letter dated 17.09.2020.
 5. This office DC Advice letter even No. dated 19.10.2020
 addressed to the applicant.
 6. Applicant letter dated 22.10.2020 enclosing the receipt for
 payments.
 7. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 8. The Secretary (H & UD and TNRERA) Letter No. TNRERA/
 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed re-designation of
 Shop plots bearing Nos.1, 2, 3, 4 & 5 into residential plots with continuing Nos. as 121 to 125
 lying in approved layout PPD/LO No.113/2019 comprised in Old S.No.236/3A part, T.S.No.3
 part, Ward-I, Block No.68 of Padi Village, Ambattur Taluk, Chennai District, Greater Chennai
 Corporation limit was examined and part sub-division plan has been prepared to satisfy the
 Tamil Nadu Combined Development & 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

For VGN HOMES PRIVATE LIMITED

Director

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 6th cited has remitted the following charges / fees as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.1,300/-	B-0016709 dated 16.07.2020
Layout Preparation charge	Rs.4,000/-	B-0017638 dated 22.10.2020
Flag Day Fund	Rs.500/-	0005525 dated 22.10.2020

4. The approved plan is numbered as **PPD/LO. No.100/2020 dated 27.10.2020**. Three copies of sub-division plan and planning permit **No.13862** are sent herewith for further action.

5. 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 7th & 8th cited.

Yours faithfully,

for Chief Planner, Layout

End: 1. 3 copies of sub-division plan.

2. Planning permit in duplicate

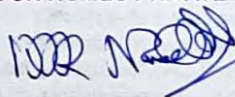
(with the direction to not to use the logo of CMDA in the part sub-division plan since the same is registered).

Copy to: 1. M/s.VGN Homes Pvt. Ltd.,
Represented by its Director
Thiru.B.R.Nandakumar,
PoA on behalf of
M/s.Guruswamy Naidu & Co. Pvt. Ltd.,
Represented by its Director Thiru.N.Baskar,
No.333, Poonamallee High Road,
Aminjikarai, Chennai - 600 029

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

3. Stock file /Spare Copy

For VGN HOMES PRIVATE LIMITED



Director

Chennai Metropolitan Development Authority PLANNING PERMIT

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

PERMIT No.

PPD 13862
No 100
Lo 2020

Date of Permit

27/10/2020

File No.

L1/6917/2020

M/s. V.G.N Homes Pvt. Ltd.,
Rep. by its Director
Thiru. B.R. Nandakumar,
PoA on behalf of

Name of Applicant with Address

M/s. Guruswamy Naidu &
Co. Pvt. Ltd., Rep by its Director

Thiru. N. Baskar, No. 333,

Date of Application

29/07/2020

P.H. Rd, Aminjikarai, Ch-29.

Nature of Development: ~~Layout/Sub-division of Land/Building construction~~
Plots into Residential plots
Redesignation of Shop

Planning permission for proposed re-designation of
Shop plots bearing Nos. 1, 2, 3, 4 & 5 into

residential plots with continuing Nos. as 121 to 125
lying in approved layout PPD/Lo No. 113/2019

Division No.

Comprised in Old S.No. 236/3A part, T.S. No. 3 part
Ward-I, Block No. 68 of Padi Village, Ambattur
Taluk, Chennai District, Greater Chennai Corporation
Limit.

Development Charge paid Rs. — Challan No. — Date —

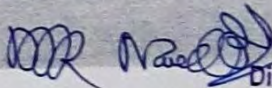
~~Proposed re-designation of Shop plots into Residential~~
PERMISSION is granted to the ~~layout/sub-division of land/building~~
~~building construction/change in use of land/building~~ according to the ~~Notes~~
authorised copy of the plan attached hereto and subject to the
condition overleaf.

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 VGN HOMES PRIVATE LIMITED

For MEMBER SECRETARY


Director

24/10/2020

27/10/2020



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு - பணிக்குறை
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/WDCN07/00452/2020	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	அனுமதி நாள்/ Application Date
N07	N090	16/11/2020	03/11/2020
அனுமதி பெறும் நபர்/ Applicant name & address		MS VGN HOMES PVT LTD Rep by its Director B.R.NANDAKUMAR GPA for MS GURUSWAMY NAIDU and CO PVT LTD-NO.333, POONAMALLEE HIGH ROAD, AMINJIKARAI, CH-29	
பெயர்/ Service Type		Sub-Division of Land - Sub Division Approval	
பெயர்/ Plot address		Block No:68, WARD-I, Plot No:-, Survey No:OLD:236/3A PART, T.S.NO:3 PART, ANBU STREET, PADI KUPPAM, PADI KUPPAM ROAD, Padi, CHENNAI, 600050	
CMDA Development Charges		500	
மொத்தக் கட்டணம்/Total (In Rs.)		500	

Amount (in words): Rupees Five Hundred Only

C.M.D.A. DD Details : DD Number: 823044 Amount: 500 Rs. Date: 12/11/2020 Bank: ANDHRA BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலிக்கு அனுமதி

Sub-Division of Land - Sub Division 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 HOMES PRIVATE LIMITED

Director



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



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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