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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

425

PERMIT No. 14024
PPD. No. 17
LO 2021

Date of Permit 18.02.21

File No L1/12553/2020

Name of Applicant with Address Thiru. S. Jawahar, Co-owner cum GPA on behalf of Thiruvalargal K. S. Ravichandran & 4 - others, No. 201, Trunk Road, Poonamallee, Chennai-600 056.

Date of Application 21.11.2020

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

Site Address Proposed layout of house sites in

Division No. S.Nos. 20/1 & 2A and 45/2A & 8 of Agarammel Village Poonamallee Taluk, Thiruvallur District, Poonamallee Taluk Thiruvallore District, Poonamallee Panchayat Union limit B-00182475

Development Charge paid Rs 25,000/- Challan No. ..... Date 31.12.2020

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.

19/02/2021

For MEMBER SECRETARY

18/02/2021

3/5

1. K.S Lomillu

2 N.B.S. Vijaya Shankar

3. C. Chan

4. [illegible]

5. S. Ravichandran

T 2021 1630

S. Jawahar

S. Jawahar

23 17

THE SUB REGISTRAR OF POONAMALLEE

..D.C. 493

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. L1/12559/2020 **Dated: 18.02.2021**

To

The Commissioner
Poonamallee Panchayat Union,
Poonamallee, Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed layout of house sites in S.Nos.20/1 & 2A and 45/2A & 8 of Agarammel Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit – Approved - Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000265 dated 21.11.2020.
2. This office letter even No. dated 09.12.2020 addressed to the applicant.
3. Applicant letter dated 16.12.2020.
4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
5. This office DC Advice letter even No. dated 28.12.2020 addressed to the applicant.
6. Applicant letter dated 04.01.2021 enclosing the receipt for payments.
7. This office letter even No. dated 08.01.2021 addressed to the applicant enclosing the Skeleton Plan.
8. Applicant letter dated 12.01.2021 enclosing the Gift Deed duly signed by the Donor.
9. This office letter even No. dated 08.02.2021 addressed to the Sub-Registrar, Poonamallee enclosing original Gift Deed.
10. Applicant letter dated 12.02.2021 enclosing a copy of Gift deed for Road area and PP-1 & 2 sites registered as Doc.No.668/2021 dated 11.02.2021 @ SRO, Poonamallee.
11. Applicant letter dated 16.02.2021.
12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
13. 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 layout of house sites in S.Nos.20/1 & 2A and 45/2A & 8 of Agarammel Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit was examined and layout 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

S.J Awaln

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 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.11,100/-	B-0017901 dated 20.11.2020
Development charge	Rs.25,000/-	B-0018275 dated 31.12.2020
Layout Preparation charge	Rs.15,000/-	
OSR charge (for 272 sq.m.)	Rs.9,85,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.17/2021 dated 18.02.2021.** Three copies of layout plan and planning permit **No.14024** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan, 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 12th & 13th cited.

7. The original Gift Deed registered as Doc.No.668/2021 dated 11.02.2021 as in the reference 10th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited.

Yours faithfully,

19/02/2021

for Chief Planner, Layout

19/2/2021

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).
3. Original Gift Deed Doc.No.668/2021 dated 11.02.2021 @ SRO, Poonamallee.

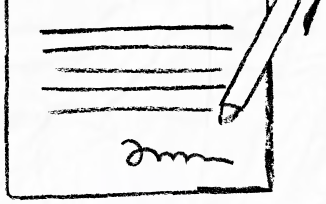
Copy to: 1. Thiru.S.Jawahar,
Co-owner cum GPA on behalf of
Tvl.K.S.Ravichandran & 4 others,
No.201, Trunk Road,
Poonamallee, Chennai – 600 056.

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 of Electricity and
Distribution Corporation (TANGEDCO)
Thirumangalam @ Anna Nagar,
Chennai - 600 040.
(along with a copy of approved layout plan).

4. Stock file /Spare Copy

S. Jawahar



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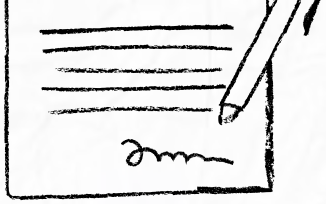
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Zoning & Land Use Analysis

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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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We're honored to be part of your real estate journey

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