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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. L1/12787/2019

Dated: 13.05.2020

To

The Commissioner

Poonamallee Panchayat Union,
 Poonamallee, Chennai - 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
 Proposed laying out of house site comprised in S.No.568/3 of
 Annambadu Village (Hamlet of Thirunindravur 'B' village), Avadi
 Taluk, Thiruvallur District, Poonamallee Panchayat Union limit -
 Approved - Reg.

- Ref:
1. PPA for laying out of house sites received in CMDA vide Ref. APU No.L1/2019/000171 dated 30.07.2019.
 2. This office letter even No. dated 07.08.2019 addressed to the C.E., PWD, WRD, Chennai Region.
 3. This office letter even No. dated 04.09.2019 addressed to the Applicant.
 4. Applicant letter dated 13.09.2019 enclosing receipt for payment of scrutiny fee.
 5. This office letter even No. dated 27.09.2019 addressed to the Sub-Registrar, Avadi.
 6. The Sub-Registrar, Avadi letter No.930(1)/2019 dated 23.09.2019 received on 04.10.2019.
 7. The C.E., PWD, WRD, Chennai Region letter No.DB/TS(3)/F-Annambadu Village - I & C/2019/M dated 10.10.2019.
 8. This office DC advice letter dated 10.10.2019 addressed to the applicant.
 9. Applicant letter dated 16.10.2019 enclosing the receipts for payments.
 10. This office letter even No.1 dated 31.10.2019 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the Skeleton Plan.
 11. This office letter even No.-2 dated 31.10.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO enclosing the Skeleton Plan.
 12. The Commissioner, Poonamallee Panchayat Union letter R.C.No.3579/2019/A3 dated 06.01.2020 enclosing the Gift Deed for handing over of Road and PP-1 site registered as Doc.No.17575/2019 dated 13.12.2019 @ SRO, Avadi.
 13. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO in letter No. SE / CEDC / CGL / AEE / GL / AE / F. Land / D.No.2179 / 19-20 dated 05.03.2020 enclosing the Gift Deed for handing over of PP-2 site registered as Doc.No.2806/2020 dated 02.03.2020 @ SRO, Avadi.
 14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 15. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

For URBAN TREE HOUSING PROJECTS LLP

PARTNER / AUTHORISED SIGNATORY

The proposal received in the reference 1st cited for the proposed laying out of house site comprised in S.No.568/3 of Annambedu Village (Hamlet of Thirunindravur 'B' village), Avadi Taluk, Thiruvallur District, Poonamallee 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 9th cited has remitted the following charges / fees as called for in this office letter 8th cited:

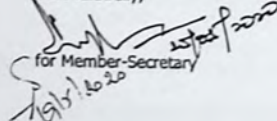
Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.14,042/-	B-0013255 dated 29.07.2019 & B-0014004 dated 13.09.2019
Development Charge	Rs.30,000/-	B-0014426 dated 16.10.2019
Layout Preparation charge	Rs.23,000/-	
OSR Charge (for 315 sq.m.)	Rs.9,12,000/-	
Flag Day Fund	Rs.500/-	649839 dated 16.10.2019

4. The approved plan is numbered as **PPD/LO. No.32/2020 dated 13.05.2020**. Three copies of layout plan and planning permit **No.12794** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 7th cited 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 14th & 15th cited.

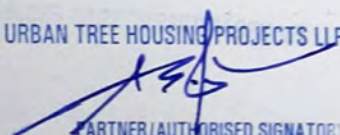
Yours faithfully,


for Member-Secretary
19/5/2020

Encd: 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).

For URBAN TREE HOUSING PROJECTS LLP


PARTNER/AUTHORISED SIGNATORY

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- Copy to:
1. M/s.Urban Tree Housing Projects LLP,
6th Floor, Good Shepherd Square,
No.86, Kodambakkam High Road,
Nungambakkam,
Chennai-600 034.
 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. 7th cited).
 4. The Superintending Engineer,
Chengalpattu Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130, GST Road (opposite to New Bus Stand),
Chengalpattu - 603 001.
(along with a copy of approved layout plan).
 5. Stock file /Spare Copy

For URBAN TREE HOUSING PROJECTS LLP

PARTNER/AUTHORIZED SIGNATORY

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 12794

PPD No. 32
L.O. No. 2020

Date of Permit. 13/05/2020

File No. L/12787/2019
M/s. Urban Tree Housing
Projects LLP, rep. by its
Partner/Authorised Signatory,
Thiru. Abishok Mehta,

Name of Applicant with Address.

6th Floor, Good Shepherd Square,
No. 86, Kodambakkam High Road, Nungambakkom, Chennai - 34
Date of Application. 20.07.2019

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

Site Address. S.No. 568/3 of Annambadu
Village (Rambler of Thiruninravur B Village)

Division No. Avadi Taluk, Thiruvallur District,
Poornamallee Panchayat Union Limit.

Development Charge paid Rs. 30000/- Challan No. B-0014426 Date. 16.10.19

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 URBAN TREE HOUSING PROJECTS LLP For MEMBER SECRETARY

PARTNER/AUTHORISED SIGNATORY

13/05/2020



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.



Property Development & Approvals

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



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

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



 **empowering your real estate decisions**
with smart tools



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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