



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



	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. L1/22946/2018

Dated: 05.10.2020

To

The Commissioner

Puzhal Panchayat Union

Puzhal, Chennai – 600 066.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed laying out of house site comprised in S.No.8/11 of Grant Lyon village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit - Approved - Reg.

- Ref:**
1. PPA for laying out of house sites forwarded by the Commissioner, Puzhal Panchayat Union in letter Rc.No.2898/2018/A3 dated 18.12.2018.
 2. This office letter even No. dated 14.03.2019 addressed to the applicant.
 3. Applicant letter dated 15.03.2019.
 4. This office letter even No. dated 29.04.2019 addressed to the applicant.
 5. Applicant letter dated 21.05.2019.
 6. This office letter even No. dated 31.05.2019 addressed to the applicant.
 7. Applicant letter dated 18.06.2019.
 8. This office letter even No. dated 21.06.2019 addressed to the applicant.
 9. Applicant letter dated 11.07.2019.
 10. This office DC Advice letter even No. dated 14.08.2019 addressed to the applicant.
 11. Applicant letter dated 21.08.2019 enclosing the receipts for payments.
 12. This office letter even No. dated 28.08.2019 addressed to the Commissioner, Puzhal Panchayat Union enclosing the skeleton plan.
 13. Applicant letter dated 29.07.2020 enclosing the revised layout plan.
 14. This office letter even No. dated 24.08.2020 addressed to the applicant.
 15. Applicant letter dated 26.08.2020 enclosing the receipt of payment for OSR charge.
 16. This office letter even No. dated 02.09.2020 addressed to the Commissioner, Puzhal Panchayat Union enclosing the skeleton plan.
 17. The Commissioner, Puzhal Panchayat Union letter Rc.No.1038/2020/A3 dated 21.09.2020 enclosing a copy of Gift deed for Road area registered as Doc. No.6961/2020 dated 18.09.2020 @ SRO, Redhills.
 18. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 19. 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 laying out of house site comprised in S.No.8/11 of Grant Lyon village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulation 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.

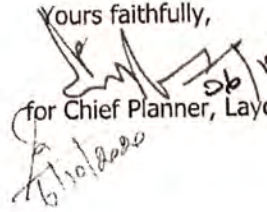
3. The applicant has remitted the following charges / fees in the reference 11th & 15th cited as called for in this office letter 10th & 14th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.6,000/-	B-009751 dated 14.03.2019
Development charge	Rs.15,000/-	B-0013662 dated 21.08.2019
Layout Preparation charges	Rs.8,000/-	
OSR charge (for 8 sq.m.)	Rs.30,000/-	B-0017084 dated 26.08.2020
Contribution to Flag Day Fund	Rs.500/-	2761637 to 2761641 dated 21.08.2019

4. The approved plan is numbered as **PPD/LO.No.83/2020 dated 05.10.2020**. Three copies of layout plan and planning permit **No.13845** are sent herewith for further action.

5. You are requested to ensure that road is formed as shown in the approved 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 18th & 19th cited.

Yours faithfully,

for Chief Planner, Layout
26/10/2020

Encl: 1. 3 copies of layout plan.
2. Planning permit in duplicate
(with the direction not to use the logo of CMDA
in the Layout plan since the same is registered).

- Copy to: 1. Thiru.T.Manivannan,
No.53/54, Second Lane,
Madhavaram High Road (North),
Perambur, Chennai – 600 011.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. Stock file /Spare Copy.

Chennai Metropolitan Development Authority
PLANNING PERMIT

145

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

PERMIT No. 13845

PPD No. 83
LO No. 2020

Date of Permit. 05/10/2020

Thiru. T. Manivannan,
No. 53/54, Second Lane
Madhavaram High Road
(North)

File No. L1/22946/2018

Name of Applicant with Address. Perambur,
Chennai - 600 011

Date of Application. 18/12/2018

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

Planning Permission for proposed laying out
of house site comprised in S.No. 8/11 of
Grant Lyon Village, Panneri Taluk, Thiruvallur
District, Puzhal Phanchayat Union Limit.
Division No.

₹ 15,000/- B-13662 21/08/2019
Development Charge paid Rs. Challan No. Date.

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

05/10/2020

05/10/2020

149

PROCEEDINGS OF THE COMMISSIONER, PUZHAI PANCHAYAT UNION
PRESENT: TMT.T.Santhi

D.Dis.No.1038/2020/A3

Date: 16.11.2020

Sub : Planning Permission – Puzhal Panchayat Union – **Grantlyon**
Panchayat- S.No.8/11 – **Thiru.T.Manivannan, Grantlyon** for
lay out of house Sites – planning permission - orders issued

Ref : 1) **Thiru.T.Manivannan, Grantlyon**, Application dated.
15.09.2020.
2) The Superintending Engineer CEDC/West,110/33/11 KV,
Thirumangalam, SS Anna nagar, Chennai-40 in Letter
No.W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913
of 2019 dated 29.01.2019 registered as GLV Letter
No.6961/ 2020 dated 18.09.2020 @ SRO, Redhills
3).GO MS No.112, H & UD Dept. Dt.22.06.2017.
4).The Secretary (H & UD & TNRERA) Letter No.TNRERA/
261/ 2017 Dt.09.08.2017
5)*CMDA Letter No.L/22946/2018 Dt.05.10.2020.
PPD No.83/2020 Dt. 05.10.2020.

ORDER:

Thiru.T.Manivannan, Grantlyon, Panchayat in the application read first above has
requested Planning Permission for lay out of house Sites only .

With reference to the application 1st read above and based on permission obtained
from statutory authorities read above from serial number 2nd, 4th & 5th with the permission is
accorded **Thiru.T.Manivannan, Grantlyon**, Panchayat, for the construction lay out of house
Sites only in S.No.8/11, **Grantlyon** Panchayat under Section 159, 160 & 161 of Tamil Nadu
Panchayat Act, 1994 and Tamil Nadu Panchayat Building rules 1997 subject to condition
below and also the condition specified by the relevant department in letter's 2nd to 4th read
above.

The Approved Plans are enclosed herewith.

151

CONDITIONS

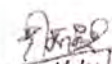
1. This Permission Order will be in force for three years from the date of issue of this order.
2. The construction of building and installation of machineries should be in accordance with the approved plan enclosed with this order without any deviations.
3. The approved plan and order should be kept in the site of the cottage factory building and it should be made available to all the inspecting officers for verification.
4. Any alteration or any modification should be made only with the approval of this office and other related departments.
5. If any deviations or violation of rules and conditions of this order or the conditions of the department concerned or if it is ascertained in future that the planning permission obtained is based either on wrong information furnished by the applicant or by mis-representation of facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner, the planning permission accorded will be cancelled and license suspended without any further notice.

The applicant after the completion of the building should obtained running license under section 159 of Tamil Nadu Panchayat Act 1994 from **Grantlyon** Village Panchayat.

Encl.: Approved Plan Copies

To,

Thiru.T.Manivannan,
No.53/54, Second Lane,
Madhavaram High Road (N),
Perambur, Chennai-11


COMMISSIONER,
PUZHAL PANCHAYAT UNION


16/11/2020 3 16/11/2020

Copy to:

- 1) The Block Development Officer (VP), Puzhal Panchayat Union
 1. D.D.No.016015/ 10.11.2020 - Rs. 10,000/-
 2. D.D.No.016016/ 10.11.2020 - Rs. 57,000/-
- obtained from HDFC Bank, Redhills.



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate