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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. L1/5766/2020 **Dated: 02.11.2020**

To

The Commissioner
Thiruverkadu Municipality,
Thiruverkadu,
Chennai – 600 077.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of Public Purpose Plot bearing No. I & II lies in CMDA approved layout PPD/LO No.20/2017 comprised in S.No.541/2B part, 542/1A part & 542/1B part of Ayanambakkam Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit– Approved - Reg.

Ref:
1. Planning Permission Application for Layout of house sites received in CMDA vide APU No.L1/2020/000086 dated 12.06.2020.
2. Layout of house sites approved vide PPD/LO.No.20/2017 in letter No. L1/2752/2016 -1 dated 19.06.2017.
3. Applicant letter dated 07.07.2020.
4. This office DC Advice letter even No. dated 29.07.2020 addressed to the applicant.
5. Applicant letter dated 03.08.2020 received on 04.08.2020 enclosing the receipt for payments.
6. This office letter even No. dated 06.08.2020 addressed to the Commissioner, Thiruverkadu Municipality enclosing a skeleton plan.
7. Applicant letter dated 23.10.2020 enclosing revised layout plan.
8. The Commissioner, Thiruverkadu Municipality letter R.C.No.3128/2020/F1 dated 15.10.2020 enclosing a copy of Gift deed for handing over of the PP-1 & PP-2 site registered as Doc. No.10442/2020 dated 14.10.2020 @ SRO, Ambattur.
9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
10. 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 Public Purpose Plot bearing No. I & II lies in CMDA approved layout PPD/LO No.20/2017 comprised in S.No.541/2B part, 542/1A part & 542/1B part of Ayanambakkam Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal 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

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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 5th cited as called for in this office letter 4th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.1,500/-	B-0016053 dated 27.02.2020
Layout Preparation charges	Rs.6,000/-	B-0016862 dated 04.08.2020
Contribution to Flag Day Fund	Rs.500/-	0005367 dated 04.08.2020

4. The approved plan is numbered as **PPD/LO. No.104/2020 dated 02.11.2020.** Three copies of layout plan and planning permit **No.13866** 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 9th & 10th cited.

Yours faithfully,

03/11/2020

for Chief Planner, Layout

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. M/s.Ashwath Homes Pvt. Ltd.,
Represented by its Partner
Thiru S.Nandakumar
No.122-A, Ground Floor,
Chowdry Nagar Main Road,
Chennai - 600 087.

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, Chennai-40.
(along with a copy of approved layout plan).

4. Stock file /Spare Copy

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Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 13966

Date of Permit 02/11/2020

PPD/LO No 104/2020

File No. L1/5766/2020

M/s. Ashwath Homes Pvt. Ltd., Rep by its Partner Thiru. S Nandakumar.

Name of Applicant with Address No: 122-A, Ground Floor, Chowdry Nagar Main Road, Chennai - 600 087

Date of Application 12/06/2020

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

Planning Permission for proposed laying out of Public Purpose Plot bearing No. I & II lies in CMDA Appd. Layout PPD/LO No. 20/2017 comprised in S.No3. 541/2B part & 542/1A part & 542/1B part of Ayanambakkam village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal Limit

Site Address

Division No.

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.

02/11/2020

For MEMBER SECRETARY

02/11/2020

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CONDITIONS

Note: 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any persor. aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated

2. 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.

B.A. no. 147/2020.
Date 9/12/2020

Commissioner
Tiruverkadu Municipality

(84)

திருவேற்காடு நகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்

முன்னிலை :- திரு. எஸ். செந்தில்குமரன், எம்.ஏ.,பிஜிடிபிஎம்.,

ந.க.எண். 3128/2020/எப்1

நாள் : 09.12.2020

பொருள் : மனைப்பிரிவு அனுமதி – திருவேற்காடு நகராட்சி –அயனம்பாக்கம் கிராமம் – சர்வே எண் 541/2B1 Part, 542/1A Part & 542/1B நிலப்பரப்பில் Public Purpose Plot Nos. I & II மனைப்பிரிவிற்கு ஒப்புதல் வழங்கி உத்திரவிடப்படுகிறது – தொடர்பாக

பார்வை :

1. உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுமம், சென்னை அவர்களின் கடிதம் L1/5766/2020 நாள்: 02.11.2020.
2. அம்பத்தூர் சார் பதிவாளர் அலுவலகத்தில் மனுதாரர் தானமாக சாலை இடத்தினை பதிவு செய்த தான பத்திரம் எண் 10442/2020 நாள் 14.10.2020.

****

உத்தரவு :-

திருவேற்காடு நகராட்சி எல்லைக்கு உட்பட்ட அயனம்பாக்கம் கிராமம் சர்வே எண் 541/2B1 Part, 542/1A Part & 542/1B நிலப்பரப்பில் ஏற்கனவே அனுமதிக்கப்பட்ட பொது உபயோக பகுதியினை மனைகளாக பிரித்து, மனைப்பிரிவு ஒப்புதல் வேண்டி திரு. S. நந்தகுமார் என்பவர் உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுமம், சென்னை அவர்களுக்கு விண்ணப்பம் சமர்ப்பிக்கப்பட்டது.

மேற்படி மனுதாரரின் விண்ணப்பம் உறுப்பினர் - செயலர், சென்னை பெருநகர வளர்ச்சிக் குழுமம், சென்னை அவர்களால் பரிசீலனை செய்யப்பட்டு, பார்வை 1 ல் கண்ட 02.11.2020. தேதிய கடிதத்துடன் இணைக்கப்பட்டுள்ள சாலை அமைப்பு வரைப்படத்தின்படி, சாலை இடத்தினை அம்பத்தூர் சார் பதிவாளர் அலுவலகத்தில் பார்வை 2 ல் கண்டபடி மனுதாரர் திரு. S. நந்தகுமார் என்பவர் பத்திர பதிவு செய்து நகராட்சிக்கு தானமாக ஒப்படைத்துள்ளார். பார்வை 1 ல் காணும் உறுப்பினர் - செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம், சென்னை அவர்களின் 02.11.2020.ம் தேதிய உத்தரவில் குடியிருப்பு மனைப்பிரிவிற்கு PPD/L.O.No. 104/2020 நாள் 02/11/2020 திட்ட அனுமதி எண். 13866 என எண்ணிடப்பட்டு தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டுள்ளது.

எனவே, மேற்கண்ட இடத்தில் பார்வை (1)ல் அனுமதித்தவாறு Public Purpose Plot Nos. I & II மனைப்பிரிவு அமைக்க இத்துடன் இணைத்துள்ள வரைப்படத்தில் குறிப்பிடப்பட்டுள்ள நிபந்தனைக்குட்பட்டு இறுதி ஒப்புதல் வழங்கப்படுகிறது.

S. Senthil

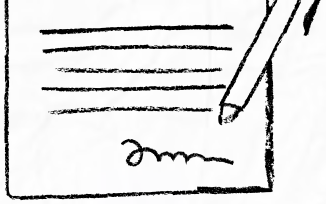
ஆணையர்,
திருவேற்காடு நகராட்சி.

7/12/2020

பெறுநர் :

Thiru. S. Nandhakumar,
M/s. Ashwath Homes Pvt.,Ltd.,
No. 122 A, Ground Floor,
Chowdry Nagar Main Road,
Chennai – 600 087.

நகல் பணிந்து சமர்ப்பிக்கப்படுகிறது :-
உறுப்பினர் - செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுமம், சென்னை.



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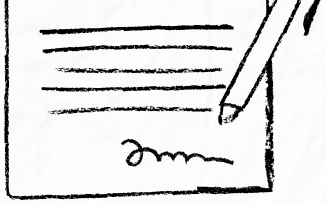
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