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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.L1/6624/2017-1 **Dated: 15.02.2018**

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

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning Permission – Layout of house sites in S.No.115/1A1 part, 1A2, 1B part & 1C part of Soorapattu Village, Madhavaram Taluk, Thiruvallur District, Greater Chennai Corporation limit – Approved – Reg.

Ref:

1. PPA received in APU No.L1/2017/000280 dated 10.05.2017.
2. Government order in G.O.(3D) No.125, H & UD (UD-V) Department dated 31.08.2016.
3. Letter from the Assistant Executive Engineer, WRD (PWD) No.298/2011/F.L2 dated 28.07.2011, addressed to the Executive Engineer, PWD, WRD, Kosasthalaiyar Basin Division, Thiruvallur.
4. Letter from the Chief Engineer, WRD (PWD), Chennai Region No.T5(3)/12936/2009 dated 14.11.2011, addressed to the C.E. (O&M), CMWSSB.
5. The Principal Secretary / Managing Director, CMWSSB letter No.CMWSSB/O&M/T&T/022-2/2012, dated 22.05.2012.
6. The Principal Secretary and Managing Director, CMWSSB letter No.CMWSSB /SE (WTT)/ NOC/ Spl/2016 dated 04.07.2016, addressed to the Secretary to Government, H&UD Department.
7. Applicant letter dated 02.06.2017 received on 05.06.2017.
8. This office DC Advice letter even No. dated 16.06.2017 addressed to the applicant.
9. Applicant letter dated 22.06.2017, 27.06.2017 & 29.06.2017.
10. This office letter even No. dated 07.08.2017 addressed to the applicant.
11. Applicant letter dated 03.08.2017 received on 07.08.2017enclosing the receipt for payments.
12. Applicant letter dated 08.08.2017 received on 10.08.2017.
13. Applicant letter dated 22.08.2017.
14. This office letter even No.-1 dated 05.09.2017 addressed to the Commissioner, Greater Chennai Corporation.
15. This office letter even No.-2 dated 05.09.2017 addressed to the Chief Engineer, WRD (PWD), Chennai region and to the Managing Director, CMWSSB.
16. The Executive Engineer, Works Department, Greater Chennai Corporation Letter W.D.C.No.D3/SD/WDCN03/00396/2017 dated 07.12.2017 enclosing the Gift Deed registered as Doc.No.16466/2017 dated 06.12.2017 @ SRO, Ambathur.
17. Applicant letter dated 11.12.2017 & 27.12.2017.
18. Variation Notification published in the Tamil Nadu Government Gazette on 07.02.2018.
19. Applicant letter dated 12.02.2018.
20. Applicant letter dated 15.02.2018.
21. G.O.Ms.No.112, H&UD Department dated 22.06.2017.

NOTARY * INDIA * GOVT. OF TAMIL NADU * M.GUNASEKARAN CITY OF CHENNAI G.O.Ms.No: 99/2015

22. Secretary (H & UD and TNRERA) Lr. No. TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed Layout of house sites in in S.No.115/1A1 part, 1A2, 1B part & 1C part of Soorapattu Village, Madhavaram Taluk, Thiruvallur District, Greater Chennai Corporation 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 in the reference 11th & 20th 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. 1,16,000/-	B-004457 dated 10.05.2017
Development charge	Rs.3,10,000/-	B-005252 dated 07.08.2017
Layout Preparation charges	Rs. 80,000/-	
Contribution to Flag Day Fund	RS. 500/-	B-006677 dated 15.02.2018

4. The approved plan is numbered as **PPD/LO. No.13/2018**. Three copies of layout plan and planning permit **No.11544** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of the conditions mentioned by the Government, PWD & CMWSSB in the ref.2nd to 6th cited before sanctioning the layout.

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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 21st & 22nd cited.

Yours faithfully,

11/02/2018

for MEMBER SECRETARY

15/02/18

End: 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).

Copy to:

1. M/s South India Shelters Private Limited,
(GPOA for Tvl.A.Ponraj Israel & A.P.Franklin Santhosh Raj)
No.14, Gulmohar Avenue, Velachery Main Road,
Guindy, Chennai – 600 032.

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).

4. The Managing Director,
CMWSSB,
No.1, Pumping Station Road,
Chindadaripet, Chennai – 600 002.
(along with a copy of approved layout plan).

5. Stock file /Spare Copy

NOTARY
M.GURUMURTHY
CITY OF CHENNAI
GOVT. OF TAMIL NADU

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பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

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/WDCN03/00294/2022	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N03	N024	06/07/2022	28/04/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.SOUTH INDIA SHELTERS PRIVATE LIMITED GPA OF MR.BERLIN VIJAISHRAJ ABRAHAM PONRAJ-NO:14, GULMOHAR AVENUE, VELACHERY, MAIN ROAD, GUINDY, CHENNAI-32	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:-, Survey No:115/177 AND 115/178, METTUR LINK UNION ROAD,Maduramettur,Soorapattu,Soorapattu, CHENNAI, 600066	
CMDA Development Charges			24500
Regularisation Charges - Land			488000
மொத்தக் கட்டணம்/Total (In Rs.)			512500

Amount (in words): Rupees Five Lakh Twelve Thousands Five Hundred Only

C.M.D.A. DD Details : DD Number: 966076 Amount: 512500 Rs. Date:04/07/2022 Bank:STATE BANK OF INDIA

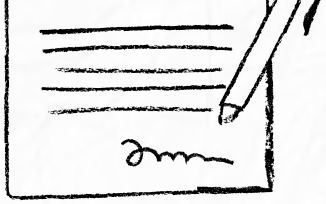
பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Layout of Land - layout approvalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

Assistant Executive Engineer (T.P.)

NOTARY
N. RAJENDIRAN,
M.A.,M.E.,B.L.,
CHENNAI
Reg. No: 8117/2010
Expiry Dt.
05.07.2025
GOVERNMENT OF INDIA

Executive Engineer (T.P.)



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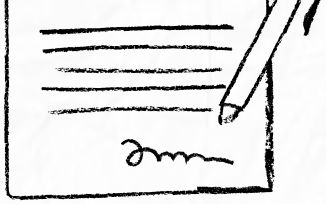
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Property Documentation & Workflow Tools

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

3/350/2 Mettukuppam,
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