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PROCEEDINGS OF THE COMMISSIONER, PUZHAI PANCHAYAT UNION
PRESENT: THIRU.G.VEDHANAYAGAM

A.C.No.796/2020/A3

Date: 06.05.2022

Sub : Layout Division – Chennai Metropolitan Development Authority – Puzhal Panchayat Union Planning Permission layout of Public Purpose Site I & II Vilangadupakkam Panchayat, Sirugavoor Village – S.No.2/1 Part (as Per Patta 2/1A1A1A Part), 3/2 Part, 3/4 Part (as Per Patta 3/4A1A Part), 3/5 Part (as per patta 3/5A1A1 Part), 13/3 Part & 15/1 Part M/S Sivasankar Real Assets (P) Ltd & M/S Ashok Nandhavanam Properties private Ltd- total extent 5577Sq.m. (43 Plots)- planning permission - orders issued.

Read : 1) M/S Sivasankar Real Assets (P) Ltd, represented by its Director Thiru.A.Sivasankar, GPA on behalf of Tvl.Dhanalakshmi & T.Sathishkumar, M/S Ashok Nandhavanam Properties private Ltd, represented by its Authorised Signatory Thiru A. Sivasankar and Thiru Asokan, Sirugavoor Village – Vilangadupakkam Panchayat, Application dated. 13.05.2020

2).GO MS No.112, H & UD Dept. Dt.22.06.2017.

3).The Secretary (H & UD & TNRERA) Letter No.TNRERA/ 261/2017 Dt.09.08.2017

4)Member Secretary, CMDA Letter No.3777/2020 Dated.23.10.2020PPD/LO.No.96/2020 Dt. 23.10.2020.

5) Gift deed received from Applicant , Registered at Sub-Register office, Redhills document No. 4738, Dt: 03.08.2020

ORDER:

Permission sought by the applicant M/S Sivasankar Real Assets (P) Ltd, represented by its Director Thiru.A.Sivasankar, GPA on behalf of Tvl.Dhanalakshmi & T.Sathishkumar, M/S Ashok Nandhavanam Properties private Ltd, represented by its Authorised Signatory Thiru A. Sivasankar and Thiru Asokan, for the laying out the house sites in S.No.2/1 Part (as Per Patta 2/1A1A1A Part), 3/2 Part, 3/4 Part (as Per Patta 3/4A1A Part), 3/5 Part (as per patta 3/5A1A1 Part), 13/3 Part & 15/1 Part – Sirugavoor Village – Vilangadupakkam Panchayat with the total extent 5577Sq.m(43 Plots) is approved under Section 159, 160 & 161 of Tamil Nadu Panchayat Act, 1994 and Tamil Nadu Panchayat Building rules -1997 subject to the conditions specified below.

For Ashok Nandavanam Properties Pvt. Ltd.

For SIVASANKAR REAL ASSETS PVT LTD.


Authorised Signatory


Authorised Signatory



5750
6200
11950
12000
19715

CONDITIONS

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1. The conditions specified in the Member Secretary C.M.D.A (Layout conditions accompanying Sub-Division of lands in the Chennai Metropolitan Area) Letter No.3777/2020 dated.23.10.2020 and subjected to the conditions over leaf of Member Secretary, Chennai Planning permission PPD/LO.No.96/2020 Dt. 23.10.2020.
2. The other conditions specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, sub-Rule 1 to 10) is Applicable.
3. The applicant is advised to abide by the rules and Regulations that will be issued by the Government in this regard.
4. The applicant is advised to follow the conditions laid down in the Chennai Metropolitan Development Authority letters cited.
5. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of 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 misrepresentation 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.
6. The approved plans are enclosed.

Encl:

1. Plan PPD/LO No.96/2020 Dt:23.10.2020
2. Conditions Specified in Member Secretary, C.M.D.A permit No.13858 Dt:20.10.2020
3. Conditions Specified in Annexure enclosed in the Secretary C.M.D.A, Chennai. Letter No L1/3777/2020 dated: 23.10.2020

COMMISSIONER,
PUZHAI PANCHAYAT UNION

To:

M/S Sivasankar Real Assets (P) Ltd,
M/S Ashok Nandhavanam Properties private Ltd,
No.11, F-Block, Second Main Road,
Anna Nagar East, Chennai-102.

Copy to:

1. The member Secretary, CMDA, Chennai-08
2. The Block Development Officer (VP), Puzhal Panchayat Union
3. The President Vilangadupakkam Village Panchayat

For Ashok Nandhavanam Properties

For SIVASANKAR REAL ASSETS PVT LTD.

Authorised Signatory

Authorised Signatory

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PER. T No. 13858

PPD

Lo. No. 96
2020

Date of Permit 23/10/2020

M/s. Sivasankar Real
Assets (P) Ltd.,
Rep. by its Dret. A. Sivasankar
GPA on B/o T. T. Phana -
T. Sathya Kumar

File No. L-1/3777/2020

Name of Applicant with Address

M/s. Ashok Nandavanam

No. 11-P Block JnB Main

Road, Annan Nagar East, R-102.

Date of Application 05-03-2020

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

Laying out of public purpose plot

Site Address. bearing Nos. I & II lies in CMDA approved
Layout PPD No. 42/2018 into house sites comprising

Division No. 11 & Nos. 2/1 pt (as per plan 2/1A+1A pt

3/2 pt, 3/4 pt (plan 3/4A+1A pt), 3/5 pt (plan

3/5A+1A pt, 12/3 pt & 15/1 pt as Sirugavur village

Parishat (R), Thiruvallur Dist), Puzal panchayat mit

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.

2. 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

23/10/2020

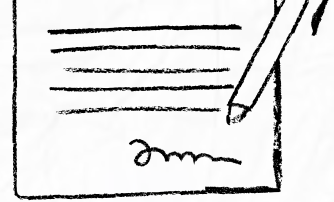
24/10/2020

For Ashok Nandavanam Properties Pvt. Ltd.

Authorised Signatory

For SIVASANKAR REAL ASSETS PVT LTD.

Authorised Signatory



our services doesn't just end there



Buying & Selling Services

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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.



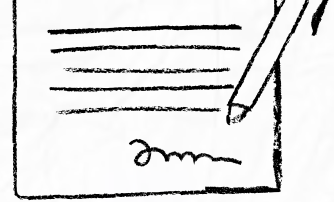
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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

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



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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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