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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15105 Date of Permit 1-8-2022

P.P.D / L.O No. 98 / 2022

File No Layout-1/0101/2021

Name of Applicant with Address M/S. Malliga property Developers Represented by As partner Thiru K Mari appan 2 Tmt M Malliga 3 Thiru M. Kannan No 264, 9th cross street Maha Kavi Bharathi Nagar Chennai - 600 039.

Date of Application 19.04.2021

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

Site Address Laying out of house sites in the land comprised in S. No. 237/1B 2B1, 3A1, 3A2, 4A1, 4A2 & 5A of Vilangadupakkam village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union Limit.

Division No.

Development Charge paid Rs. 38,000 Challan No. C-101113 Date 17.7.2021

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

01/08/2022

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 person 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.

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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

Dated:01.08.2022

Letter No.Layout-1/0101/2021

To
The Commissioner
Puzhal Panchayat Union
Puzhal, Chennai – 66.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – laying out of house sites in the land comprised in S.No.237/1B, 2B1, 3A1, 3A2, 4A1, 4A2 & 5A of Vilangadupakkam Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit – Approved - Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No. CMDA/PP/Layout-1/0101/2021 dated 19.04.2021.
2. Applicant letter dated 10.06.2022.
3. This office letter even No. dated 23.06.2021 addressed to the C.E., PWD, WRD, Chennai Region.
4. Applicant letter dated 25.06.2021 enclosing revised layout plan.
5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
6. This office DC Advice letter even No. dated 16.07.2021 addressed to the applicant.
7. Applicant letter dated 19.07.2021 enclosing the receipt for payments.
8. This office letter even No. dated 26.07.2021 addressed to the applicant enclosing the skeleton plan.
9. Applicant letter dated 27.07.2021 enclosing the Gift Deed duly signed by the Donor.
10. This office letter even No. dated 03.09.2021 addressed to the Sub-Registrar, Red hills enclosing original Gift Deed.
11. Applicant letter dated 07.09.2021 enclosing a copy of Gift deed for Road area registered as Doc.No.9959/2021 dated 07.09.2021 @ SRO, Red hills.
12. This office letter even No. dated 15.09.2021 addressed to the applicant.
13. Applicant letter dated 16.09.2021.
14. Applicant letter dated 03.01.2022 enclosing the revised layout plan.
15. The C.E., PWD, WRD, Chennai Region in letter No.DB/T5(3)/F- NOC – 2733 - Vilangadupakkam /2021 dated 20.04.2022.
16. Applicant letter dated nil received on 26.04.2022 & 20.05.2022.
17. This office letter even No. dated 23.06.2022 addressed to the applicant enclosing the revised skeleton plan.
18. Applicant letter dated 29.06.2022 enclosing the rectification Gift Deed duly signed by the Donor.
19. This office letter even No. dated 13.07.2022 addressed to the Sub-Registrar, Redhills enclosing original rectification Gift Deed.
20. Applicant letter dated 18.07.2022 enclosing a copy of rectification Gift deed for Road space, Park area and PP-1 & 2 sites registered as Doc.No.9504/2022 dated 15.07.2022 @ SRO, Redhills.
21. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
22. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

...

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The proposal received in the reference 1st cited for the proposed laying out of house sites in the land comprised in S.No.237/1B, 2B1, 3A1, 3A2, 4A1, 4A2 & 5A of Vilangadupakkam Village, Ponneri Taluk, Thiruvallur District, Puzhal 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 has remitted the following charges / fees in the reference 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.16,815/-	CMDA/PP/Ch/4818/2021 dated 19.04.2021
Development charge	Rs.38,000/-	C-101113 dated 17.07.2021
Layout Preparation charges	Rs.22,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.98/2022 dated 01.08.2022.** Three copies of layout plan and planning permit **No.15105** 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 15th 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 21st & 22nd cited.

7. The original Gift Deed registered as Doc.No.9959/2021 dated 07.09.2021 @ SRO, Redhills., & rectification Gift Deed registered as Doc. No.9504/2022 dated 15.07.2022 @ SRO, Redhills as in the reference 11th & 20th cited is also enclosed herewith as per the provision made in the G.O. in the reference 5th cited.

Yours faithfully,

for Senior Planner, Layout

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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).
3. Original Gift Deed Doc.No.9959/2021 dated 07.09.2021
@ SRO, Redhills & Rectification Gift Deed registered as
Doc. No.9504/2022 dated 15.07.2022 @ SRO, Redhills.

Copy to:

1. M/s.Malliga Property Developers,
Represented by its Partner (1) Thiru.K.Mariappan,
(2)Tmt.M.Malliga (3)Thiru.M.Kannan.
No.264, 9th Cross Street,
Maha Kavi Bharathi Nagar,
Chennai – 600 039.

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 @ Anna Nagar,
Chennai – 600 040 (w.o.e).

4. 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. 15th cited).

5. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

6. Stock file /Spare Copy.

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

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D.Dis.No. 1569/2022/A3 **Date: 24.08.2022**

Sub : Planning Permission – Puzhal Panchayat Union – Vilangadupakkam Village – S.No.237/1B, 2B1, 3A1, 3A2, 4A1, 4A2 & 5A – M/S Malliga Property Developers, Chennai-39 – layout of house Sites – Planning permission – orders issued

Ref :
1. M/S Malliga Property Developers, Chennai-39, Application dated. 08.07.2022.
2. The Member Secretary, CMDA, Chennai Letter.No.Layout-1/0101/2012, as Dated.01.08.2022, PPD No.98/2022, Dated. 01.08.2022.
3. G.O.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. Gift Deed Doc No.9504/2022, Dated : 03.05.2022.

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ORDER:

M/S Malliga Property Developers application has requested Planning Permission for layout of house Sites in the land comprised S.No.237/1B, 2B1, 3A1, 3A2, 4A1, 4A2 & 5A of Vilangadupakkam Panchayat. With reference to the application 1st read above and based on permission obtained from statutory authorities read above from serial number 2nd and the condition specified by the relevant department 3rd, 4th & 5th read above permission is accorded to M/S Malliga Property Developers for the construction layout of house Sites in S.No.84/3A, Vilangadupakkam Panchayat under Section 159, 160 & 161 of Tamil Nadu Panchayat Act, 1994 and Tamil Nadu Panchayat Building rules 1997 is hereby approved and ordered subject to the following conditions.

CONDITIONS

1. The conditions specified in the Member Secretary, C.M.D.A (Layout conditions accompanying Sub-Division of lands in the Chennai Metropolitan Area) Layout-1/0022/2022, as Dated.24.06.2022 and subjected to the conditions over leaf of Member Secretary, Chennai Planning permission No.76/2022, Dated. 24.06.2022.
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.

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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) Approved Plan Copies.
2) DD obtained from Axis Bank, Redhills.
   I. Flag Day Fund
      [Rs.10,000/- DD.No.015417/23.08.2022]
   II. The Commissioner Puzhal, P.U
      [Rs.1,69,000/- DD.No.015420/23.08.2022]

24.8.2022

COMMISSIONER
PUZHAL PANCHAYAT UNION

To,

M/S Malliga Property Developers,
Represented by its Partner 1. Thiru. K.Mariappan,
2.Tmt.M.Malliga, 3.Thiru.M.Kannan.
No.264, 9th Cross Street,
Maha Kavi Baharthi Nagar,
Chennai-600039

Copy to:

1) The Block Development Officer (VP), Puzhal Panchayat Union.
2) The President, Vilangadupakkam Village Panchayat.

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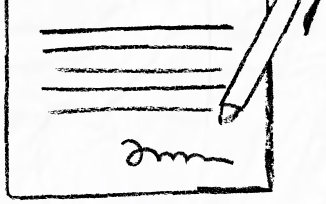

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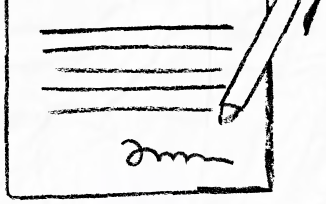

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