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RE REGULATORY RECORD

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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. L1/11490/2019 **Dated: 24.10.2019**

To

The Commissioner
Kattankolathur Panchayat Union,
G.S.T. Road,
Kattankolathur – 603 201.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed conversion of Nursery School Site as Commercial cum Residential Swimming Pool and conversion of Clinic Site as Commercial cum Residential Site lies in Approved layout PPD/LO No.26/2014 comprised in S.Nos.327/3B1 part & 345/2B1A part of Nedungundram Village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union Limit – Approved - Reg.

Ref:
1. Planning Permission Application for conversion of school site & clinic site received in APU No. L1/2019/000159 dated 09.07.2019.
2. Layout of house sites approved vide PPD/LO No.26/2014 dated 28.11.2014.
3. This office letter even No. dated 09.09.2019 addressed to the applicant.
4. Applicant letter dated 09.09.2019 received on 25.09.2019.
5. Applicant letter dated 11.10.2019 enclosing revised sub-division plan.
6. This office DC Advice letter even No. dated 18.10.2019 addressed to the applicant.
7. Applicant letter dated 22.10.2019 enclosing the receipts for payments.
8. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
9. 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 conversion of Nursery School Site as Commercial cum Residential Swimming Pool and conversion of Clinic Site as Commercial cum Residential Site lies in Approved layout PPD/LO No.26/2014 comprised in S.Nos.327/3B1 part & 345/2B1A part of Nedungundram Village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union Limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development & 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. 2,720/-	B-0012754 dated 05.07.2019
Development charge	Rs. 8,000/-	B-0014501 dated 21.10.2019
Layout Preparation charges	Rs. 1,000/-	
Contribution to Flag Day Fund	Rs. 500/-	649849 dated 22.10.2019

4. The approved plan is numbered as **PPD/LO.No.115/2019 dated 24.10.2019.** Three copies of conversion plan and planning permit **No.12737** are sent herewith for further action.

5. 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 8th & 9th cited.

Yours faithfully,

24/10/2019

for Chief Planner, MSB/Layout

24/10

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

Copy to: 1. M/s. Emerald Haven Realty Limited, &
a company represented by its Authorised Signatory
Thiru V.Ganesh, GPA on behalf of M/s.TVS Housing Limited,
No.119, St.Marys Road,
Abiramapuram, Chennai - 600 018.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of conversion plan).

3. Stock file /Spare Copy.

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 12737

P.P.D / LO / No. 115 / 2019

Date of Permit 24/10/2019

File No. L1/11490/2019

Name of Applicant with Address M/s Emerald Haven Realty Pvt. Ltd., a Company represented by its Authorised Signatory, Thiru.T.V.Ganesh, No.119, St.Marys Road, Abiramapuram, Chennai-600018

Date of Application 09/07/2019

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

P.P for Proposed conversion of Nursery School Site as Commercial cum Residential Swimming Pool and conversion of Clinic Site as Commercial cum Residential, Site lies in Approved layout PPD/LO

Site Address

Division No. No:26/2014 comprised in S.Nos 327/3B1 part & 345/2B1A part of Nedungundram Village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union Limit.

Development Charge paid Rs. ₹8000/- Challan No. B-14501 Date 21/10/2019

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

24/10/19

24/10/2019

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.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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