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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15949 Date of Permit 23.10.2024.

PPD/LO No. 231/2024

File No Layout-I/0381/2023

Name of Applicant with Address M/s L.V. Beach city Property promoters rep. by Thiru. Tallluri Hanumaatha Rao. No.3D, Rajaram Film Directions Colony Kodambakkam, ch-600024.

Date of Application 08.12.2023

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

Site Address Proposed layout of house site for the property comprised in plot No.2 being in the approved layout PPD/LO No. 7/2016 comprised in

Division No. S.No. 248/3Bpt, 248/3cpt & 248/3D1A1 pt of Agaramthen village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union limit. CMDA/PP/CH/14955/2024

Development Charge paid Rs 50000/- Challan No..... Date 16.07.2024

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.

Jeyasoma

For MEMBER SECRETARY

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.

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

3. The Superintending Engineer,
Chennai Electricity Distribution Circle, (South-II).
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai-600 078.

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

5. Stock file /Spare Copy.

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.Layout-1/0381/2023 **Dated:29.07.2024**

To

M/s.L.V.Beach City Property Promoters,
No.3D, Rajaram Film Directors Colony,
Kodambakkam,
Chennai – 600 024.

Sir,

Sub: CMDA - APU – Layout Division – Proposal for laying out of house sites for the property comprised in Plot No.2 lying in the approved layout PPD/LO No.7/2016 comprised in S.No.248/3Bpt, 248/3Cpt & 248/3D1A1Apt of Agaramthen Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union Limit – Handing over of the Proposed Road space and PP-1 & 2 sites – Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0381/2023 dated 08.12.2023.
2. This office letter even No. dated 12.02.2024 & 09.04.2024 addressed to the applicant.
3. Applicant letter dated 23.04.2024 & 17.05.2024.
4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
5. This office DC advice letter even No. dated 15.07.2024 addressed to the applicant.
6. Applicant letter dated 22.07.2024 enclosing the receipt for payments.
7. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.

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The proposal received in the reference 1st cited for proposed laying out of house sites for the property comprised in Plot No.2 lying in the approved layout PPD/LO No.7/2016 comprised in S.No.248/3Bpt, 248/3Cpt & 248/3D1A1Apt of Agaramthen Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union Limit was examined and the layout has been prepared by the applicant to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements. The applicant has remitted the Scrutiny Fee, Development Charge and other charges applicable to this office in Cash Bill No. CMDA/PP/Ch/12555/2023 dated 08.12.2023 & CMDA/PP/Ch/14955/2024 dated 16.07.2024.

2. In the G.O. (Ms).No.181, Housing and Urban Development [UD4(1)] dated 09.12.2020 it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for Roads, Open Space

Reservation and Public purpose to be gifted by the applicant(s) and gift deed registered in the Name of the Concerned Local Body. In the ref. 7th cited the Government has ordered that the procedure be followed in the Directorate of Town and Country Planning in respect of gifting of the road /OSR /Public Purpose for approving the layout/sub-division proposals in Chennai Metropolitan Area.

3. You are, therefore, requested to gift the Road, OSR, and the Public Purpose -1 site (reserved for Local Body) & Public Purpose -2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the layout plan showing the Road, OSR, Public Purpose -1 & 2 sites with area details, which have to be handed over to the **St.Thomas Mount Panchayat Union** represented by the **Commissioner, St.Thomas Mount Panchayat Union** along with a copy of the Gift Deed Format is enclosed.

4. You are requested to furnish the original registered Gift Deed for Road, OSR, and Public Purpose -1 & 2 sites and on receipt of the registered gift deed in original, the layout plan will be sent to the Commissioner, St.Thomas Mount Panchayat Union for sanctioning of the layout.

5. You are requested to furnish the Developer Registration Certificate & Professional Registration Certificate.

Yours faithfully,

for Chief Planner, Layout.

29/7/24

Encl: One copy of Layout plan, a copy of "A4" size sketch along with Gift Deed format for registration purpose.

Copy to:

1. **The Commissioner**
   St.Thomas Mount Panchayat Union,
   @Chitlapakkam - 600064,
   Chengalpattu District.
   (along with a copy of Layout plan).

2. **The Superintending Engineer,**
   Chennai Electricity Distribution Circle, (South-II).
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   K.K.Nagar, Chennai-600 078.



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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

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We're honored to be part of your real estate journey

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OMR Thoraipakkam,
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