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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15958 Date of Permit 30-10-2024

PPD/20 No. 240/2024

File No. Layout-1/0211/2024

Name of Applicant with Address ... Thiru. N. Thangaraj & M/s. APC Infra Pvt. Ltd. rep by Dhiren Chordia, Owner Cum GPA on behalf of Heera Chordia, No. 4 & 5, Thiruveethiamman Koil St, Kilpauk, Ch. 600 010

Date of Application 22.07.2024

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

Site Address Proposed layout of house sites for the property comprised in S.No 92/4, 5, 6, 7, 8 & 9 of Agoramthen village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union Limit.

Division No. .....

Development Charge paid Rs. 36000/- Challan No. CMDA/PPICH/15979/2024 Date 18.10.2024

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.

Jessma

For MEMBER SECRETARY

For Approval

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-1/0211/2024 **Dated:30.10.2024**

To

The Commissioner
St. Thomas Mount Panchayat Union
@ Chitlapakkam, Chennai – 64.

Sir,

Sub: CMDA- APU – Layout Division – Proposal for laying out of house sites for the property comprised in S.No.92/4, 5, 6, 7, 8 & 9 of Agaramthen Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount 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-1/0211/2024 dated 22.07.2024.
2. This office letter even No. dated 05.08.2024 addressed to the applicant.
3. Applicant letter dated 27.08.2024.
4. This office GLV letter even No.12.09.2024 addressed to the SRO, Tambaram.
5. The SRO, Tambaram in letter No.842/2024 dated 08.10.2024.
6. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
7. This office DC advice letter even No. dated 10.10.2024 addressed to the applicant.
8. Applicant letter dated 18.10.2024 enclosing the receipt for payments.
9. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
10. This office letter even No. dated 22.10.2024 addressed to the applicant enclosing the layout plan.
11. Applicant letter dated 28.10.2024 enclosing original Gift deed for Road area registered as Doc.No.7626/2024 dated 26.10.2024 @ SRO, Tambaram.
12. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
13. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017

The proposal received in the reference 1st cited for laying out of house sites for the property comprised in S.No.92/4, 5, 6, 7, 8 & 9 of Agaramthen Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union Limit was examined and the 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.

For Approval

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 8th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.12,011/-	CMDA/PP/Ch/15026/2024 dated 19.07.2024
Development charge	Rs.36,000/-	CMDA/PP/Ch/15979/2024 dated 18.10.2024
Layout Preparation charge	Rs.22,000/-	
OSR charge	Rs.16,20,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.240/2024 dated 30.10.2024.** Three copies of layout plan and planning permit **No.15958** are sent herewith for further action.

5. The proposal received in the reference 1st cited for laying out of house sites for the property comprised in S.No.92/4, 5, 6, 7, 8 & 9 of Agaramthen Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union Limit was examined and the layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements and approved.

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 12th & 13th cited.

7. The original Gift Deed registered as Doc.No.7626/2024 dated 26.10.2024 @ SRO, Tambaram as in the reference 11th cited is also enclosed herewith as per the provision made in the G.O. in the reference 6th cited and Government letter in the reference 9th cited.

For Approval

Yours faithfully,

for Chief Planner, Layout.

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.7626/2024 dated 26.10.2024 @ SRO, Tambaram.

Copy to: 1. Thiru.N.Thangaraja & M/s.APC Infra Pvt. Ltd. rep. by Dhiren Chordia, owner cum GPA on behalf of Heera Chordia,
No.4&5, Thiruveethiamman Koil Street,
Kilpauk, Chennai - 600 010.

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.

For Approval



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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.

NRI & Investment Services

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

Compliance & Special Services

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



empowering your real estate decisions 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

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

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