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DIGITALLY VERIFIED RECORD

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15878 Date of Permit .07.2024.

PPD/L.O NO. 161/2024

M/S.G. Square Realtors Pvt. Ltd. Rep by. J. Vaira Ganesh, GPA on behalf of M/S. Lakisha Real Estate Ltd. No.75, Centure Centre. Alwarpet, Chennai-602 018.

File No Layout-1/0281/2023

Name of Applicant with Address .....

Date of Application 24.08.2023

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

Site Address Proposed laying out of house sites in S.Nos. 261, 31/3c, 32, 97/3, 4, 5, 6, 98/2A, 2B, 3, 5, 6A, 6B1, 99/5A, 100/1, 2A, 2B, 2C, 3, 4, 5A, 5B, 101/1B, 2, 102/4A, 4B, 5, 103/1A, 112/3, 4, 5, 6, 113/1A, 1B, 2, 114/1A, 1B, 1C, 2A, 2B1, 2B2, 2C, 3A, 3B, 4A1, 4A2, 4B, 4C, 5, 7A, 7B1, 7B2 & 8 of Jalladianpettai village, Shollinganallur Taluk, Chennai District, Greater Chennai Corporation Limit.

Division No. .....

Development Charge paid Rs. 180000/ Challan No. B-0025902 Date 23.07.2024

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.

For MEMBER SECRETARY

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-1/0281/2023 **Dated:24.07.2024**

To

The Commissioner
Greater Chennai Corporation,
Ripon Building,
Chennai 600 003.

Sir,

Sub: CMDA- APU – Layout Division – Proposal for laying out of house sites in S.Nos.30/1, 31/3C, 32, 97/3, 4, 5, 6, 98/2A, 2B, 3, 5, 6A, 6B1, 99/5A, 100/1, 2A, 2B, 2C, 3, 4, 5A, 5B, 101/1B, 2, 102/4A, 4B, 5, 103/1A, 112/3, 4, 5, 6, 113/1A, 1B, 2, 114/1A, 1B, 1C, 2A, 2B1, 2B2, 2C, 3A, 3B, 4A1, 4A2, 4B, 4C, 5, 7A, 7B1, 7B2 & 8 of Jalladianpettai Village, Sholinganallur Taluk, Chennai District, Greater Chennai Corporation Limit – Approved – Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0281/2023 dated 24.08.2023.
2. This office letter even No. dated 24.01.2024 addressed to the applicant.
3. Applicant letter dated 30.01.2024 & 09.02.2024.
4. This office letter even No. dated 12.02.2024 addressed to the applicant.
5. Applicant letter dated 16.02.2024, 10.06.2024 & 13.06.2024.
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 22.07.2024 addressed to the applicant.
8. Applicant letter dated 23.07.2024 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 23.07.2024 addressed to the applicant enclosing the layout plan.
11. Applicant letter dated 23.07.2024 enclosing original Gift deed for Road area registered as Doc.No.8525/2024 dated 23.07.2024 @ SRO, Chennai South Joint 1.
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 layout of house sites in S.Nos.30/1, 31/3C, 32, 97/3, 4, 5, 6, 98/2A, 2B, 3, 5, 6A, 6B1, 99/5A, 100/1, 2A, 2B, 2C, 3, 4, 5A, 5B, 101/1B, 2, 102/4A, 4B, 5, 103/1A, 112/3, 4, 5, 6, 113/1A, 1B, 2, 114/1A, 1B, 1C, 2A, 2B1, 2B2, 2C, 3A, 3B, 4A1, 4A2, 4B, 4C, 5, 7A, 7B1, 7B2 & 8 of Jalladianpettai Village, Sholinganallur Taluk, Chennai District, Greater Chennai Corporation 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.

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.54,614/-	CMDA/PP/Ch/11694/2023 dated 21.08.2023
Development charge	Rs.1,80,000/-	B-0025902 dated 23.07.2024
Layout Preparation charge	Rs.60,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.161/2024 dated 24.07.2024.** Three copies of layout plan and planning permit **No.15878** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan, 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 12th & 13th cited.

7. The original Gift Deed registered as Doc.No.8525/2024 dated 23.07.2024 @ SRO, Chennai South Joint 1 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.

Yours faithfully,

for Member Secretary.

HB 24/7/24

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.8525/2024 dated 23.07.2024 @ SRO, Chennai South Joint 1.

Copy to: 1. M/s.G Square Realtors Pvt. Ltd. rep. by J.Vaira Ganesh, GPA on behalf of M/s.Lakisha Real Estate Ltd.,
No.75, Century Centre,
Alwarpet,
Chennai – 602 018.

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.
(along with a copy of approved layout plan).

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

5. Stock file /Spare Copy.

FILE NO: LAYOUT-1 / 0281 / 2023

SITE EXTENT (AS PER PATTA)	:	34300 SQ.M
PROPOSED ROAD AREA -12343 SQ.M PROPOSED O.R.R. AREA - 2605 SQ.M		
TOTAL ROAD AREA	:	14948 SQ.M
PARK AREA	:	1949 SQ.M
PUBLIC PURPOSE AREA (1%)	:	211 SQ.M
P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 108.0 SQ.M P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 103.0 SQ.M		
REGULAR PLOTS (1 TO 151)	:	151 Nos
EWS PLOTS (152 TO 182) (2021 SQ.M)	:	31 Nos
TOTAL NO. OF PLOTS	:	182 Nos
CONVENIENT SHOP SITE	:	1 No.

உள்ளாட்சி திட்டமிடல்

NOTE:

1. SPLAY - 1.5M x 1.5M, 3.0M x 3.0M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA, O.R.R AREA, PARK AREA, PUBLIC PURPOSE-1, PUBLIC PURPOSE-2 (RESERVED FOR TANGEDCO) — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 8525/2024, DATED:23.07.2024, CHENNAI SOUTH JOINT I

CONDITIONS:

(I)TNCDBR-2019 RULE NO: 47 (9)

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS.

(II) TNCDBR-2019, RULE NO: 47 (11)

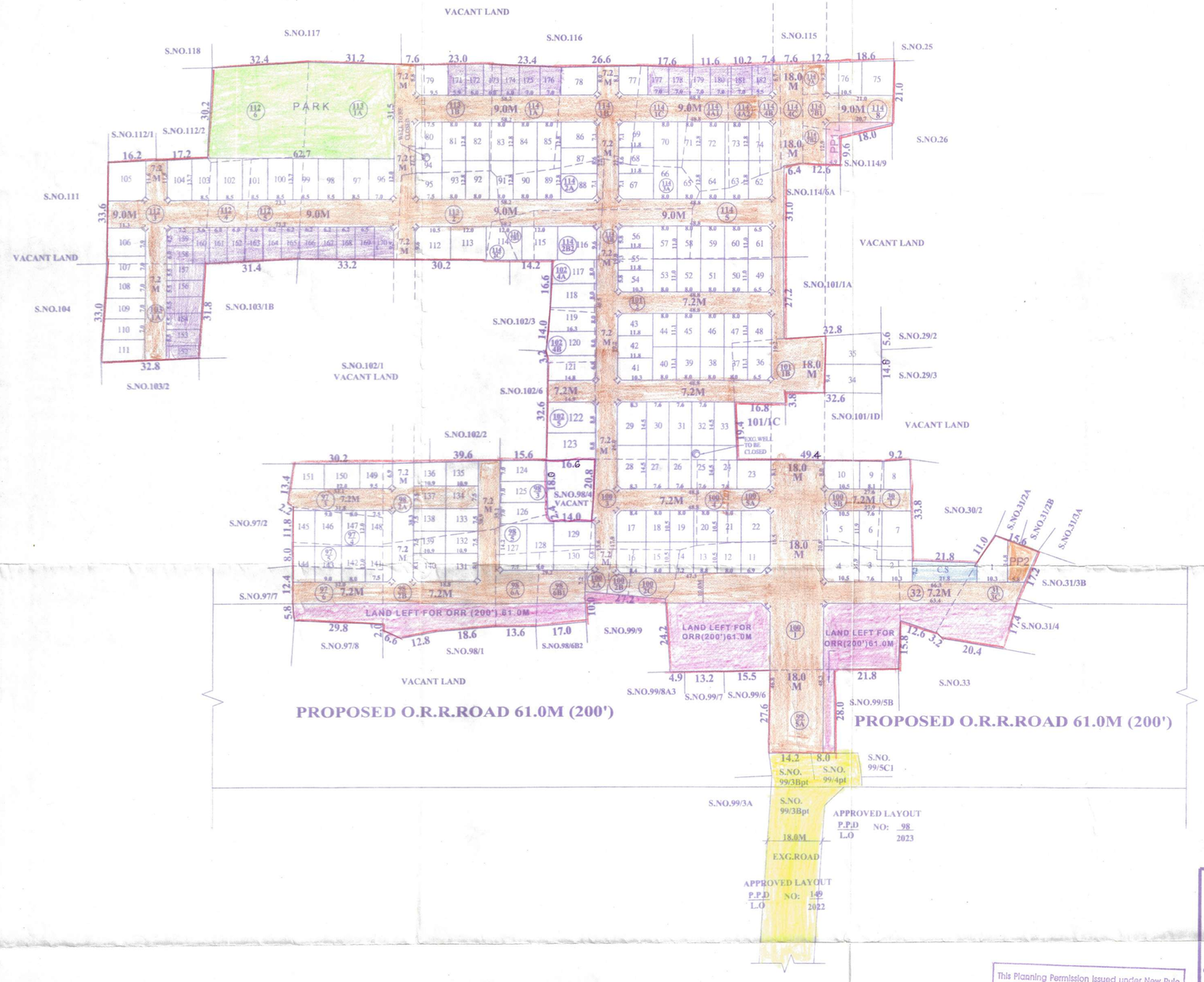
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(III)THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

@ NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND:

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- O.R.R.ROAD
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE -1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE -2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- EWS
- CONVENIENT SHOP



This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

GREATER CHENNAI CORPORATION

LAYOUT OF HOUSE SITES IN S.Nos: 30/1, 31/3C, 32, 97/3, 4, 5, 6, 98/2A, 2B, 3, 5, 6A, 6B1, 99/5A, 100/1, 2A, 2B, 2C, 3, 4, 5A, 5B, 101/1B, 2, 102/4A, 4B, 5, 103/1A, 112/3, 4, 5, 6, 113/1A, 1B, 2, 114/1A, 1B, 1C, 2A, 2B1, 2B2, 2C, 3A, 3B, 4A1, 4A2, 4B, 4C, 5, 7A, 7B1, 7B2 AND 8 OF JALLADIANPETTAI VILLAGE.

SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE)

for G SQUARE REALTORS PRIVATE LIMITED

AUTHORISED SIGNATORY

OWNER'S SIGNATURE

S. MOHAN, M.E (Structural Engg.)
REGD. STRUCT. ENGG GR- I CMDA
Registration No. SE/ GR-I / 2022/ 077/ 331
Contact : 9003893633
CHENNAI.

LICENSED SURVEYOR

CONDITIONS :
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

Planning Permit No. 15878 Dated: 24.7.2024

P.P.D L.O No: 161/2024

APPROVED

VIDE LETTER No.: Layout-1/0281/2023

DATED :

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

CMDA

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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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.