

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 12347

PPD No. 30
LO No. 2019

Date of Permit 28/02/2019

File No. L1/8317/2016

Thiru. R.T. Dhinakar
Old No. 35, New No. 32,
47th Street, Ashok Nagar,

Name of Applicant with Address Chennai - 600 083

Date of Application 20/05/2016

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

Laying out of house sites in S.Nos. 255/1B, 303/1, 304/1A2, 305, 345/2B1, 2E, 2G, 3A2 and 346/1 of Site Address. Nadaverepattu Village, Sriperumbudur Taluk, Kancheepuram District, Kurrathur Panchayat Union Limit

Division No.

Development Charge paid Rs. 2,60,000/- Challan No. B-008020 Date 30/08/2018

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

28/02/19

05/05/2019

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,

Egmore, Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mcmda@tn.gov.inWeb site: www.cmdachennai.gov.in**Letter No. L1/8317/2016-1****Dated: 28.02.2019**

To

The Commissioner

Kundrathur Panchayat Union

@ Padappai – 601 301

Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.Nos.255/1B, 303/1, 304/1 & 2, 305, 345/2B1, 2E, 2G & 3A2 and 346/1 of Naduveerapattu village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No. L1/2016/000354 dated 20.05.2016.
 2. This office letter even No. dated 17.11.2017 addressed to the applicant.
 3. Applicant letter dated 29.01.2018.
 4. This office letter even No. dated 10.08.2018 addressed to the Chief Engineer (WRD), PWD, Chennai Region, Chepauk.
 5. This office DC advice letter even no. letter dated 14.08.2018 addressed to the applicant.
 6. Applicant letter dated 14.08.2018.
 7. Applicant letter dated 30.08.2018 enclosing the receipt of payments.
 8. This office letter even no. dated 20.09.2018 addressed to the Commissioner, Kundrathur Panchayat Union.
 9. The Commissioner, Kundrathur Panchayat Union letter Rc.No.9427/2018/A3 dated 30.10.2018 enclosing the copy of Gift Deed for road and park area registered as Doc.No.6097/2018 dated 24.10.2018 @ SRO, Padappai.
 10. Applicant letter dated 01.11.2018 & 27.11.2018.
 11. This office letter even No. dated 09.01.2019 addressed to the applicant.
 12. Applicant letter dated 21.01.2019.
 13. The Chief Engineer (WRD), PWD, Chennai Region letter No.T5(3)/15885/2011 dated 10.04.2012 issued for the adjoining layout site approved vide PPD/LO No.33/2009.
 14. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 15. 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 laying out of house sites in S.Nos.255/1B, 303/1, 304/1 & 2, 305, 345/2B1, 2E, 2G & 3A2 and 346/1 of Naduveerapattu village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulation 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 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 30,000/-	B-001254 dated 20.05.2016
Development charge	Rs. 60,000/-	B-008020 dated 30.08.2018
Layout Preparation charges	Rs. 29,000/-	
Contribution to Flag Day Fund	Rs. 500/-	2567457 to 2567461 dated 30.08.2018

4. The approved plan is numbered as **PPD/LO. No.30/2019**. Three copies of layout plan and planning permit **No.12347** are sent herewith for further action.

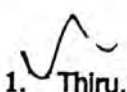
5. You are requested to ensure that road and Park are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 13th cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout before sanctioning 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 14th & 15th cited.

Yours faithfully,

for Principal Secretary
Member Secretary


Encl:

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

Copy to: 1.  Thiru.R.T.Dhinakar,
Old No.35, New No.32,
47th Street, Ashok Nagar,
Chennai - 600 083.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).

விடுநர்

பெறுநர்

திரு.ம.பாஸ்கரன்.பி.எஸ்சி.,
ஆணையாளர்,
குன்றத்தூர் ஊராட்சி ஒன்றியம்,
(இ) படப்பை.

தனி அலுவலர்/
வட்டார வளர்ச்சி அலுவலர்(கி.ஊ),
நடுவீரப்பட்டு ஊராட்சி.

ந.க.எண். 9247/2018/அ3, நாள் - 6.03.2019.

அய்யா,

பொருள் மனைப்பிரிவு அனுமதி - குன்றத்தூர் ஊராட்சி ஒன்றியம்
- நடுவீரப்பட்டு கிராமம் - சர்வே எண் - 255/1B, 303/1,
304/1 & 2, 305, 345/2B1, 2E 2G, 3A2 & 346/1 ல் -
மனைப்பிரிவு அனுமதி ஒப்புதல் வழங்கி
வரப்பெற்றுள்ளது - அனுப்பி வைத்தல் - சார்ந்து.

பார்வை சென்னை பெருநகர வளர்ச்சி குழுமம், சென்னை
அவர்களின் கடித L1/8317/2016-1,
நாள் - 28.02.2019.

பார்வையில் காணும் சென்னை பெருநகர வளர்ச்சி குழுமம், சென்னை
அவர்களின் கடித வாயிலாக, நடுவீரப்பட்டு கிராமம், சர்வே எண் - 255/1B, 303/1, 304/1
& 2, 305, 345/2B1, 2E 2G, 3A2 & 346/1 ல், Chennai - 600 083, Ashok Nagar,
47 th Street, Old No 35, New No-32 Thiru.R.T.Dhinakar, என்பவர்கள் மூலம்
மனைப்பிரிவு அமைக்க சென்னை பெருநகர வளர்ச்சிக் குழுமத்தின் வாயிலாக வரைபட
ஒப்புதல் வழங்கி வரப் பெற்றுள்ளதால் இறுதி ஒப்புதல் வழங்க வேண்டி அசலாக வரைபடம்
மற்றும் இதனுடன் இணைத்து அனுப்பி வைக்கப்படுகிறது.

மேற்படி மனுதாரரிடம் மனைப்பிரிவு அனுமதிக்கான வளர்ச்சிக்
கட்டணங்களை வசூலிப்பதுடன், பார்வையில் கண்டுள்ள உறுப்பினர் செயலர் அவர்களின்
கடிதத்தில் தெரிவிக்கப்பட்டுள்ள நிபந்தனைகளுக்குட்பட்டு இறுதி ஒப்புதல் வழங்க உரிய
ஆவணங்களும் அசலாக அனுப்பப்படுகிறது.


ஆணையாளர்,
குன்றத்தூர் ஊராட்சி ஒன்றியம்,
(இ) படப்பை.

இணைப்பு

- 1) உறுப்பினர்-செயலர்,
சென்னை பெருநகர வளர்ச்சிக்குழுமம்
சென்னை-8 கடித எண். எண். L1/8317/2016-1, நாள் - 28.02.2019.
- 2) திட்ட அனுமதி எண் - 12347, நாள். 28.02.2019 (நகல்)
PPD -LO -No 30/2019, Date - 28.02.2019
- 3) ஒப்புதல் அளிக்கப்பட்ட வரைபடம் 2 நகல்

நகல்,

Thiru.R.T.Dhinakar,
Old No 35, New No .32
47 th Street, Ashok Nagar, Chennai - 600 083,