

# Chennai Metropolitan Development Authority PLANNING PERMIT

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

PERMIT No. **14027**  
PPD No. 20  
LO 2021

Date of Permit **25.02.2021**  
**M/S. VGN Projects Estates**  
**Pvt Ltd**  
**No. 153, Wallace Garden**  
**2nd street,**

File No. **L1/13091/2020**

Name of Applicant with Address **Mungambakkam**  
**Chennai - 600 066**

Date of Application **30.11.2020**

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

Site Address **Proposed laying out of public purpose**  
**Plot Nos. I, II & III lying in the approved**  
**layout No. PPD/LO. No. 63/2017 (VGN**

Division No. **Wallace Garden into 11 Nos of residential**  
**plots comprised in part of Old S. No.**  
**Nos. 515, 516, 517 & 526, Present T.E. No. 30**  
**Block No. 57 area - B of Ambathur Village**  
**and Taluk, District - West Chennai Corporation**

Development Charge paid Rs. .... Chaffan No. .... Date .....

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.

**25/02/2021**  
For MEMBER SECRETARY **315**

For VGN PROJECTS ESTATES PVT. LTD.

**A. Rangappa**  
Authorised Signatory

**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](mailto:mscmda@tn.gov.in)Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. L1/13091/2020

Dated: 25.02.2021

To  
**The Commissioner**  
Greater Chennai Corporation,  
Rippon Building,  
Chennai - 600 003.

Sir,

- Sub : CMDA - Area Plans Unit - Layout Division - Planning  
Permission - Proposed laying out of Public Purpose Plot Nos. I,  
II & III lying in the approved layout No.PPD/ L.O No.63/2017  
(VGN Oval Garden) into 11 Nos. of residential plots comprised  
in Part of Old S.Nos. 515/1, 516, 517 & 526, Present T.S.No.3  
part, Block No.67, Ward - 'B' of Ambattur village & Taluk,  
Chennai District, Greater Chennai Corporation limit - Approved  
- Reg.
- Ref:
1. Planning Permission Application for Layout of house sites  
received in CMDA vide APU No.L1/2020/000275 dated  
30.11.2020.
  2. Layout of house sites approved vide PPD/LO.No.63/2017  
in letter No.L1/4507/2017-1 dated 22.12.2017.
  3. C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F -  
I & C - Ambattur/2017 dated 26.09.2017.
  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 06.01.2021  
addressed to the applicant.
  6. Applicant letter dated 08.01.2021 enclosing the receipt  
for payments.
  7. This office letter even No. dated 18.01.2021 addressed  
to the applicant enclosing the Skeleton Plan.
  8. Applicant letter dated 21.01.2021 enclosing the Gift  
Deed duly signed by the Donor.
  9. This office letter even No. dated 08.02.2021 addressed  
to the Sub-Registrar, Tambaram enclosing original Gift  
Deed.
  10. Applicant letter dated 17.02.2021 enclosing a copy of  
Gift deed for Public Purpose - 1 & 2 Sites registered as  
Doc.No.2725/2021 dated 15.02.2021 @ SRO, Ambathur.
  11. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  12. Secretary (H & UD and TNRERA)  
Lr.No.TNRERA/251/2017, dated 09.08.2017.

For VGN PROJECTS ESTABLISHMENT, VT. LTD.

The information received in the reference 1<sup>st</sup> cited for the proposed laying out of Public Purpose Plot Nos. I, II & III lying in the approved layout No.PPD/ L.O No.63/2017 (VGN Ovan Garden) into 11 Nos. of residential plots comprised in Part of Old S.Nos. 515/1, 516, 517 & 526, Present T.S.No.3 part, Block No.67, Ward - 'B' of Ambattur village & Taluk, Chennai District, Greater Chennai Corporation 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 in the reference 6<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 5<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs 3,000/-	B-0017956 dated 27.11.2020
Layout Preparation charges	Rs 5,000 /-	B-0018319 Dated 08.01.2021
Contribution to Flag Day Fund	Rs 500/-	

4. The approved plan is numbered as **PPD/LO. No.20/2021 dated 25.02.2021**. Three copies of layout plan and planning permit **No.14027** 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 11<sup>th</sup> & 12<sup>th</sup> cited.

6. The original Gift Deed registered as Doc.No.2725/2021 dated 15.02.2021 @ SRO, Ambathur as in the reference 10<sup>th</sup> cited is also enclosed herewith as per the provision made in the G.O. in the reference 4<sup>th</sup> cited.

Yours faithfully,

for Chief Planner, Layout.

Encl: 1. 3 copies of layout plan.

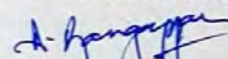
2. Planning permit in duplicate  
(with the direction to not to use the logo of CMDA in the layout plan since the same is registered).

3. Original Gift Deed Doc.No.2725/2021 dated 15.02.2021 @ SRO, Ambathur.

Copy to:

1. M/s.VGN Projects Estates Pvt. Ltd.,  
No.153, Wallace Garden 2<sup>nd</sup> Street,  
Nungambakkam,  
Chennai - 600 006.
2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).
3. The Chief Engineer,  
WRD, Chennai Region (PWD),  
Chepauk, Chennai - 600 005.  
(along with a copy of approved layout plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 3<sup>rd</sup> cited)
4. The Superintending Engineer,  
Chennai Electricity Distribution Circle, West,  
Tamil Nadu Generation of Electricity and  
Distribution Corporation (TANGEDCO)  
Thirumangalam @ Anna Nagar,  
Chennai - 600 040.  
(along with a copy of approved layout plan).
5. Stock file /Spare Copy

For VGN PROJECTS ESTATES PVT. LTD.

  
Authorized Signatory



பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

திட்ட அனுமதி

Planning Permission

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 49வது பிரிவின் படி)

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

PLANNING PERMISSION  
APPROVED BY CMDA

திட்ட அனுமதி எண்(Planning Permit No)		SD/WDCN07/00146/2021	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுப்பப்பட்ட நாள் / Application Date
N07	N086	18/03/2021	04/03/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS VGN PROJECTS ESTATES PVT LTD-NO.153, WALLACE GARDEN 2ND ST, NUNGAMBAKKAM, CHENNAI-600 006	
வெப்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Door No:VGN OVAL GARDEN,Block No:67,Plot No:I, II & III, Survey No:T.S.NO.3 PART, V.G.N.Shanthi Nagar Prathish St.,V.G.N.Shanthi Nagar,Ambattur,Ambattur, CHENNAI, 600053	
CMDA Development Charges		500	
மொத்தக் கட்டணம்/Total (In Rs.)		500	

Amount (in words): Rupees Five Hundred Only

C.M.D.A. DD Details :

DD Number: 428715 Amount: 500 Rs. Date:17/03/2021 Bank:KOTAK MAHINDRA  
BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Layout of Land - layout approvalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

18/03/21

Assistant Executive Engineer (T.P.)

18/03/2021

Executive Engineer (T.P.)

For VGN PROJECTS ESTATES PVT. LTD.

Authorised Signatory