

29/10/2020



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.in
Web site: www.cmdachennai.gov.in

Letter No. L1/6917/2020

Dated: 27.10.2020

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed re-designation of Shop plots bearing Nos.1, 2, 3, 4 & 5 into residential plots with continuing Nos. as 121 to 125 lying in approved layout PPD/LO No.113/2019 comprised in Old S.No.236/3A part, T.S.No.3 part, Ward-I, Block No.68 of Padi Village, Ambattur Taluk, Chennai District, Greater Chennai Corporation limit - Approved - Reg.

- Ref:
1. Planning Permission Application for re-designation of Shop Plots into residential plots received in APU No.L1/2020/000118 dated 29.07.2020.
 2. Layout of house sites approved vide PPD/LO.No.113/2019 in letter No.L1/19378/2018-1 dated 21.10.2019.
 3. This office letter even No dated 15.09.2020 addressed to the applicant.
 4. Applicant letter dated 17.09.2020.
 5. This office DC Advice letter even No. dated 19.10.2020 addressed to the applicant.
 6. Applicant letter dated 22.10.2020 enclosing the receipt for payments.
 7. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 8. The 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 re-designation of Shop plots bearing Nos.1, 2, 3, 4 & 5 into residential plots with continuing Nos. as 121 to 125 lying in approved layout PPD/LO No.113/2019 comprised in Old S.No.236/3A part, T.S.No.3 part, Ward-I, Block No.68 of Padi Village, Ambattur Taluk, Chennai District, Greater Chennai Corporation limit was examined and part sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development & 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

For VGN HOMES PRIVATE LIMITED

[Signature] Director

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.

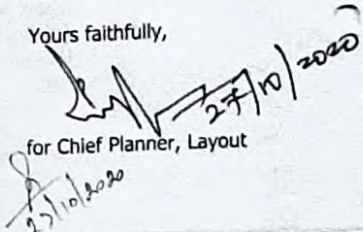
3. The applicant in the reference 6th cited has remitted the following charges / fees as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.1,300/-	B-0016709 dated 16.07.2020
Layout Preparation charge	Rs.4,000/-	B-0017638 dated 22.10.2020
Flag Day Fund	Rs.500/-	0005525 dated 22.10.2020

4. The approved plan is numbered as **PPD/LO. No.100/2020 dated 27.10.2020**. Three copies of sub-division plan and planning permit **No.13862** 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 7th & 8th cited.

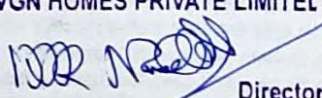
Yours faithfully,


for Chief Planner, Layout

Encl: 1. 3 copies of sub-division plan.
2. Planning permit in duplicate
(with the direction to not to use the logo of CMDA
in the part sub-division plan since the same is registered).

- Copy to:
1. M/s.VGN Homes Pvt. Ltd.,
Represented by its Director
Thiru.B.R.Nandakumar,
PoA on behalf of
M/s.Guruswamy Naidu & Co. Pvt. Ltd.,
Represented by its Director Thiru.N.Baskar,
No.333, Poonamallee High Road,
Aminjikarai, Chennai - 600 029
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
 3. Stock file /Spare Copy

For VGN HOMES PRIVATE LIMTEL


Director

Chennai Metropolitan Development Authority PLANNING PERMIT

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

PERMIT No. **13362**
PPD No 100
Lo No 2020

Date of Permit **27/10/2020**

File No. **L1/6917/2020**

M/s. V.G.N Homes Pvt. Ltd.,
Rep. by its Director
Thiru. B.R. Nandakumar,
PoA on behalf of

Name of Applicant with Address **M/s. Guruswamy Naidu & Co. Pvt. Ltd., Rep by its Director**

Thiru. N. Baskar, No. 333, P. H. Rd, Aminjikarai, Ch-29. Date of Application **29/07/2020**

Nature of Development : ~~Layout/Sub-division of Land/Building construction/Change in use of Land/Building~~
Redesignation of Shop Plots into Residential Plots

Planning permission for proposed re-designation of
Site Address **Shop plots bearing Nos. 1, 2, 3, 4 & 5 into residential plots with continuing Nos. as 121 to 125 lying in approved layout PPD/Lo No. 113/2019**
Division No. **Comprised in old S.No. 236/3A part, T.S.No. 3 part**

Ward-I, Block No. 68 of Padi Village, Ambattur Taluk, Chennai District, Greater Chennai Corporation Limit.

Development Charge paid Rs. _____ Challan No. _____ Date _____

Proposed re-designation of Shop plots into Residential Plots
PERMISSION is granted to the ~~layout/sub-division of land/building construction/change in use of land/building~~ according to the authorized 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 VGN HOMES PRIVATE LIMITED

[Signature]
Director

For MEMBER SECRETARY

[Signature]
24/10/2020
27/10/2020



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு - பணிக்குறை
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)

திட்ட அனுமதி எண் (Planning Permit No)		SD/WDCN07/00452/2020	
மண்டலம்/ Zone	காட்சம்/ Ward	அனுமதி நாள்/ Approval Date	மனுக்கள்/உட்கட்ட நாள் / Application Date
N07	N090	16/11/2020	03/11/2020
மனுக்களிடம் உள்ள மற்றம் குவியல்/ Applicant name & address		MS VGN HOMES PVT LTD Rep by its Director B.R.NANDAKUMAR GPA for MS GURUSWAMY NAIDU and CO PVT LTD-NO.333, POONAMALLEE HIGH ROAD, AMINJIKARAI, CH-29	
செயல்படுத்த தன்மை / Service Type		Sub-Division of Land - Sub Division Approval	
மனை அமைவிடம் / Plot address		Block No:68, WARD-1, Plot No: -, Survey No: OLD:236/3A PART, T.S.NO:3 PART, ANBU STREET, PADI KUPPAM, PADI KUPPAM ROAD, Padi, CHENNAI, 600050	
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: 823044 Amount: 500 Rs. Date: 12/11/2020 Bank: ANDHRA BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரையடி நடைமுறை அனுமதி

Sub-Division of Land - Sub Division Approval Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

For VGN HOMES PRIVATE LIMITED

Director