# Chennai Metropolitan Development Authority

## PLANNING PERMIT

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

PERMIT No. 15588 Date of Permit 20/11/2023

PPD/LO No: 269/2023

M/S. POOJA FOUNDATION Pvt, Ltd.,
No:921, 1st Floor,
EVR. Periyar 1st Lane,
Chennai - 600084.

File No Layout-1/0215/2023

Name of Applicant with Address

Date of Application 21/06/2023

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

Site Address Proposed Layingout of house sites in S.Nos. 253/1A, 1B1, 2, 254/2 (as per FMB 254/1B), 256/1B & 274/2B of KOVUR Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit.

Division No.

Development Charge paid Rs. 25,000/- Challan No. B-0024356 Date 27/10/2023.

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

20/11/2023

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

24 NOV 2023

Letter No. C1/0215/2023 6652 Dated:20 .11.2023

To

**The Commissioner,**
Kundrathur Panchayat Union
@ Padappai – 601301.
Kancheepuram District.

26/11/23
CHAIRMAN

BDO (BPt)

BDO (VPt)

Sir,

Sub: CMDA - APU – Layout Division – Proposed laying out of house sites in S.No.253/1A, 1B1, 2, 254/2 (as per FMB 254/1B), 256/1B & 274/2B of Kovur Village, Kundrathur Taluk, Kancheepuram District, Kundrathur 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 / 0215 / 2023 dated 21.06.2023.
2. This office letter even No. dated 24.08.2023 addressed to the applicant.
3. Applicant letter dated 31.08.2023.
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 25.10.2023 addressed to the applicant.
6. Applicant letter dated 26.10.2023 enclosing the receipts for payments.
7. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
8. This office letter even No. dated 31.10.2023 addressed to the applicant enclosing the 'A4' size proposed layout plan.
9. Applicant letter dated 10.11.2023 enclosing a copy of the Gift deed for the Road area and PP 1 & 2 sites registered as Doc. No. 22419/2023 dated 07.11.2023 @ SRO, Kundrathur.
10. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
11. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1st cited for the proposed Laying out of house sites in the land comprised in S.No.253/1A, 1B1, 2, 254/2 (as per FMB 254/1B), 256/1B & 274/2B of Kovur Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulations requirements and approved.

2. Issuance of Planning Permission by CMDA under the statutory provisions does not

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 6th cited as called for in this office letter 5th cited respectively:

| Description of charges | Amount | Receipt No. & Date |
|---|---|---|
| Scrutiny fee | Rs.7053/- | CMDA/PP/Ch/11115/2023 dated 21.06.2023. |
| Development Charges | Rs.25,000/- | |
| Layout preparation charges | Rs.20,000/- | |
| Regularization charges | Rs.1,45,000/- | B-0024356 dated 27.10.2023 |
| Flag Day Fund | Rs.500/- | |

4. The approved plan is numbered as **PPD/LO. No.269/2023 dated 20.11.2023.** Three copies of layout plan and planning permit **No.15588** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and before sanctioning and releasing 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 10th & 11th cited.

7. The original Gift Deed registered as Doc. No.22419/2023 dated 07.11.2023 @ SRO, Kundrathur as in the reference 9th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited and Govt. letter in the ref. 7th cited.

Yours faithfully,

for Member Secretary.

20/11/23

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.22419/2023 dated 07.11.2023 @ SRO, Kundrathur.

Copy to: 1. M/s.Pooja Foundation Private Limited,
No.921, 1st Floor,
EVR Periyar 1st Lane.
Chennai – 600 084.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8

Chennai-600 040.
(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.