Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15776 Date of Permit 12.03.2024

PPD/LO NO: 54/2024

M/s. Empire Estates Rep. by its Director Mr. T. Karthick Prakash GPA on behalf of (i) V.V. Baskar (ii) M/s. Shree Sankeshwara Developers,

File No Layout-I/0288/2023 Plot No. 30, Chokkammal Nagar, Senneerkuppam, Poonamallee,

Name of Applicant with Address ..... Thiruvallur., Chennai-600056.

Date of Application 28.08.2023

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

Site Address Proposed laying out of house sites in the land comprised in S.Nos. 6/1A1, 1A2 & 1A3 and 32A/1A2, 1B2A, 1B2B, 1C1, 1C2, 1D1, 1D2,

Division No. 1E, 2E2A & 2E2B of Kannapalayam Village, Poonamalle Taluk, Thiruvallur District, Poonamallee Panchayat Union limit.

Development Charge paid Rs 50,000/- Challan No. B-0024939 Date 26/02/2024

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.

Iruvanna

For MEMBER SECRETARY

12/03/2024

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 -1/0288/2023 **Dated: 12.03.2024**

To
The Commissioner,
Poonamallee Panchayat Union
Poonamallee,
Chennai – 600 056.

Sir,

Sub: CMDA - APU – Layout Division – Proposed laying out of house sites in the land comprised in S.Nos.6/1A1, 1A2 & 1A3 and 324/1A2, 1B2A, 1B2B, 1C1, 1C2, 1D1, 1D2, 1E, 2E2A & 2E2B of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee 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 / 0288/2023 on 28.08.2023.
2. The CE, WRD, Chennai Region letter No.DB/T5(3)/F-10292/NOC-Kannapalayam Village dated 21.10.2023.
3. Applicant letter dated 26.10.2023.
4. This office letter even No. dated 22.12.2023 addressed to the applicant.
5. This office letter even No. dated 22.12.2023 addressed to the Commissioner, Poonamallee Panchayat Union.
6. Applicant letter dated 19.01.2024 & 29.01.2024.
7. The Commissioner, Poonamallee Panchayat Union letter RC No.4228/2023/A3 dated 10.01.2024.
8. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
9. This office DC Advice letter even No. dated 23.02.2024 addressed to the applicant.
10. Applicant letter dated 26.02.2024 enclosing the receipts for payments.
11. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
12. This office letter even No. dated 27.02.2024 addressed to the applicant enclosing the 'A4' size proposed layout plan.
13. Applicant letter dated 01.03.2024 enclosing a copy of the Gift deed for the Road area and PP 1 & 2 sites registered as Doc. No. 3480/2024 dated 29.02.2024 @ SRO, Kundrathur.
14. Applicant letter dated 06.03.2024 enclosing a copy of the Gift deed for the park area registered as Doc. No.3732/2024 dated 05.03.2024 @ SRO, Kundrathur.
15. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
16. 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 Laying out of house sites in the land comprised in S.Nos.6/1A1, 1A2 & 1A3 and 324/1A2, 1B2A, 1B2B, 1C1, 1C2, 1D1, 1D2, 1E, 2E2A & 2E2B of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District,

Poonamallee 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 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 10th cited as called for in this office letter 9th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.15,660/-	CMDA/PP/Ch/10739/2023 dated 28.08.2023.
Development Charges	Rs.50,000/-	B-0024939 dated 26.02.2024
Layout preparation charges & Balance scrutiny fee	Rs.25,500/- (Rs.25,000+Rs.500)	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.54/2024 dated 12.03.2024.** Three copies of layout plan and planning permit **No.15776** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance with the conditions stipulated in the WRD remarks in the reference 2nd cited and shall obtain a letter from WRD confirming the compliance of conditions, 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 15th & 16th cited.

7. The original Gift Deed registered as Doc. No.3480/2024 dated 29.02.2024 @ SRO, Kundrathur & 3732/2024 dated 05.03.2024 @ SRO, Kundrathur as in the reference 13th & 14th cited is also enclosed herewith as per the provision made in the G.O. in the reference 8th cited and Govt. letter in the ref. 11th cited.

Yours faithfully,

for Member Secretary

12/3/24

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.3480/2024 dated 29.02.2024 @ SRO, Kundrathur & 3732/2024 dated 05.03.2024 @ SRO, Kundrathur.

Copy to:

1. M/s.Empire Estates Represented by its Director
Mr.T.Karthick Prakash GPA on behalf of (i)V.V.Baskar
(ii) M/s.Shree Sankeshwara Developers,
Plot No.30, Chokkammal Nagar,
Senneerkuppam, Poonamallee,
Thiruvallur,
Chennai - 600 056.

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-
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.