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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15937 Date of Permit 30/09/2024

PPD/L.O No: 219/2024

File No Layout-I/186/2024

Name of Applicant with Address M/s. Sathiyam Housing & properties pvt. ltd. rep by its Director Thiru. S. Arputharaj & M.S. Thirumurugan Builders & Developers rep. by its proprietor Thiru M. Elangi GPA on behalf of Thiru K. Sairam D.No. 5/9, 5th cross street Venkateswara nagar, Velachery chennai-600042.

Date of Application 21.6.2024

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

Site Address Proposed laying out of Housesites in S. Nos. 465/1, 2, 3, 4 & 5 of Nandambakkam, village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit

Division No.

20,000/- CMDA/PP/15439/2024

Development Charge paid Rs..... Challan No..... Date 20.8.2024

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.

For MEMBER SECRETARY

30/09/2024

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-1/186/2024 **Dated: 27.08.2024**

To

(1) M/s.Sathiyam Housing & Properties Pvt. Ltd., rep. by its Director Thiru.S.Arputharaj & 2.M/s.Thirumurugan Builder & Developers rep. by its Proprietor Thiru.M.Elangi, GPAs on behalf of Thiru.K.Sairam,
D.No-5/9, 5th Cross Street, Venkateswara Nagar,
Velachery, Chennai – 600 042.

Sir,

Sub: CMDA - APU – Layout Division – Proposal for laying out of house sites in S.Nos.465/1, 2, 3, 4 & 5 of Nandambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit – Handing over of the Proposed Road space and PP-1 & 2 sites – Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No. CMDA/PP/Layout-1/0186/2024 dated 21.06.2024.
2. Particulars called for through online on 23.07.2024.
3. Letter dated 08.08.2024 received from the applicant on 27.7.2024 along with particulars and the same received through online on 14.8.2024.
4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
5. This office DC advice letter (online) even No. dated 20.08.2024 addressed to the applicant.
6. Applicant letter dated 21.8.2024 enclosing the online payment receipt No.CMDA/PP/Ch/15432/2024 dated 20.08.2024.
7. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.

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The proposal received in the reference 1st cited for the proposed laying out of house sites in S.Nos.465/1, 2, 3, 4 & 5 of Nandambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit was examined and the layout has been prepared by the applicant to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements. The applicant has remitted the Scrutiny Fee, Development Charge and other charges applicable to this office in Cash Bill No. CMDA/PP/Ch/14692/2024 dated 21.06.2024 & CMDA/PP/Ch/15432/2024 dated 20.08.2024.

2. In the G.O. (Ms). No.181, Housing and Urban Development [UD4(1)] dated 09.12.2020 it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for Roads, Open Space Reservation and Public purpose to be gifted by the applicant(s) and gift deed registered in the Name of the Concerned Local Body. In the ref. 7th cited the Government has ordered that the procedure be followed in the Directorate of Town and Country Planning in respect of gifting of the road /OSR /Public Purpose for approving the layout/sub-division proposals in Chennai Metropolitan Area.

3. You are, therefore, requested to gift the Road and the Public Purpose -1 site (reserved for Local Body) & Public Purpose -2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the layout plan showing the Road, Public

Purpose -1 & 2 sites with area details, which have to be handed over to the **Kundrathur Panchayat Union** represented by the **Commissioner, Kundrathur Panchayat Union** along with a copy of the Gift Deed Format is enclosed.

4. You are requested to furnish the original registered Gift Deed for Road and Public Purpose -1 & 2 sites and on receipt of the registered gift deed in original, the layout plan will be sent to the Commissioner, Kundrathur Panchayat Union for sanctioning of the layout.

Yours faithfully,

for Member Secretary.

28/8/24

Encl: One copy of Layout plan, a copy of "A4" size sketch along with Gift Deed format for registration purpose.

Copy to:

1. **The Commissioner,**
   Kundrathur Panchayat Union,
   Kancheepuram District @ Padappai,
   Pin code – 601 301.
   (Along With a Copy of Layout Plan).

2. **The Superintending Engineer,**
   Chennai Electricity Distribution Circle,
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   @ K.K.Nagar,
   Chennai - 600 078. (w.o.e).



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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