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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No.

15596

Date of Permit

27/11/2023

PPD
LO

NO: 277
2023

Thiso. G. Diellibabu,

NO. 80/151, Flat No. T1,

File No

Layout-1/0201/2023

RAS Lakshita Apartments.

Rangaraja prasan Main Road,

Kodambakkam.

Name of Applicant with Address

Chennai - 600 024.

Date of Application

13/06/2023

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

Site Address

Proposed sub-division of house sites in the land
comprised in S. NO. 274/1A 3A1 of Arakkaputhur
Village - Pallavaram Taluk, Chengalpattu District.
Tambaram Corporation Limit.

Division No.

10,000/-

B-00 24238

03/10/2023

Development Charge paid Rs.....

Challan 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.

For MEMBER SECRETARY

27/11/2023

Jeisamm

3/5

CONDITIONS

- Note : 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision or order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

**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.inWeb site: www.cmdachennai.gov.in**Letter No. Layout-1/0201/2023****Dated: 27 .11.2023**

To:

The Commissioner,
Tambaram Corporation ,
@ Tambaram,
Chennai.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
Proposed sub-division of house sites in the land comprised in
S.No.244/1A3A1 of Anakaputhur Village, Pallavaram Taluk, Chenglepet
District, Tambaram Corporation limit - Approved - Reg.

- Ref: 1. Planning Permission Application for laying out of house sites received
in CMDA through online vide SBC No. CMDA/PP/Layout-1/0201/ 2023
dated 13.06.2023.
2. This office letter even No. dated 01.08.2023.
3. Applicant letter dated 22.08.2023.
4. This office letter even No. dated 22.09.2023.
5. Applicant letter dated 25.09.2023.
6. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)]
Department dated 09.12.2020.
7. This office DC Advice letter even No. dated 26.10.2023 addressed to
the applicant.
8. Applicant letter dated 02.11.2023 enclosing the receipt for payments.
9. The Principal Secretary to the Government in Letter
No.6731/UD4(1)/2022-1 dated 28.10.2022.
10. This office letter even No. dated 06.11.2023 addressed to the applicant
enclosing Sub-division plan.
- 11. Applicant letter dated 14.11.2023 enclosing a copy of Gift deed for
Road area registered as Document No.9948/2023 dated
10.11.2023 @ SRO, Pammal**
12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
13. 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 sub-division of house sites in the land comprised in S.No.244/1A3A1 of Anakaputhur Village, Pallavaram Taluk, Chenglepet District, Tambaram Corporation limit -was examined and sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development and 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 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 8th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.1700/- ✓	CMDA/PP/Ch/11057/2023/ dated 13.06.2023
Development charge	Rs.10,000/- ✓	B-0024238 dated 03.10.2023
Layout Preparation charge	Rs.5,000/- ✓	
Contribution to Flag Day Fund	Rs.500/- ✓	

4. The approved plan is numbered as **PPD/LO. No. 277/2023** dated **27.11.2023** Three copies of layout plan and planning permit No.**15596** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan before sanctioning and release of 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 12th and 13th cited.

7. The original Gift Deed registered as **Doc.No.9948/2023** dated **10.11.2023** @ **SRO, Pammal** as in the reference 9th cited is also enclosed herewith as per the provision made in the G.O. in the reference 6th cited, G.O. letter in the 9th cited.

Yours faithfully,



for Senior Planner, Layout

Hs
27/11/23

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).

Copy to: ✓ 1. Thiru.Dellibabu,
No.80/151, Flat No.T1,
RAS Lakshita Apartments,
Rangarajapuram Main Road,
Kodambakkam,
Chennai 600 024.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved sub-division plan).

3. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008;

4. Stock file /Spare Copy.

Identify
if any
over it
rather



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-1/0201/2023

Dated:26.10.2023

To
Thiru.Delli Babu,
No.80/151, Flat No.T1,
Ras Lakshita Apartments,
Rangarajapuram Main Road,
Kodambakkam, Chennai - 600 024.
Sir,

Sub: CMDA - APU – Layout Division – Sub-division of house sites in the land comprised in S.No.244/1A3A1 of Anakaputhur Village, Pallavaram Taluk, Chengalpattu District, Tambaram Corporation limit - Remittance of applicable charges – Demand sent – Reg.

Ref: 1. Planning Permission Application for layout of house sites received vide SBC No. CMDA/PP/Layout-1/0201/2023 on 13.06.2023.
2. This office letter even No. dated 01.08.2023 addressed to the applicant.
3. Applicant letter dated 22.08.2023.

The proposal received in the reference 1st cited for sub-division of house sites in the property comprised in S.No.244/1A3A1 of Anakaputhur Village, Pallavaram Taluk, Chengalpattu District, Tambaram Corporation limit was examined and sub-division has been prepared to satisfy the Tamil Nadu Combined Development & Building Rules, 2019 requirements and taking into account of the existing developments around / future demand for circulation in the area. You are requested to remit the following charges through online gateway payment in favour of **Member Secretary, CMDA, Chennai-8** in Indusind Bank A/c.No.100034132198 & IFSC Code No.INDB0000328 and inform the same to this office.

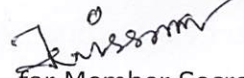
i)	Development charges for land under Sec.59 of T&CP Act 1971	Rs.10,000/- (Rupees Ten Thousand only)
ii)	Sub-division preparation charges	Rs.5,000/- (Rupees Five Thousand only)
iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges	NA
v)	Open Space Reservation Charges under DR Annexure XX (i.e) equivalent land cost in lieu of the land to be reserved and handed over)	DNA (Since the extent of the site under reference is less than 3000 sq.m.).

2. You are also requested to remit an amount of **Rs.500/-** (Rupees Five Hundred only) in cash towards contribution to Flag Day Fund.

3. Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due.

4. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

Yours faithfully,


for Member Secretary

Copy to:-

1. **The Commissioner,**
Tambaram Corporation,
Tambaram,
Chennai – 600 045.
2. **The Senior Accounts Officer,**
Accounts (Main) Division,
CMDA, Chennai – 600 008.

Hs
26/10/23



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY PAYMENT RECEIPT



02/11/2023 10:11

A.APPLICANT DETAILS

1	RECEIPT NO		B0024403	
2	APPLICANT NAME *		THIRU DELLI BABU	
3	MOBILE NO *		9750848447	
4	EMAIL ADDRESS *		NA	
5	SITE ADDRESS*		NO 80/151 , FLAT NO 11 , RAS LAKSHITA APARTMENTS , RANGARAJAPURAM MAIN ROAD , KODAMBAKKAM, CHENNAI-600024	
6	A LOCAL BODIES ZONE DETAILS		MUNICIPALITIES	
7	MUNICIPALITIES		TAMBARAM	
8	FILE GENERATED		YES	
9	DC/FILE/LETTER NUMBER*	LAYOUT-1/0201/2023	DATE ON DC/FILE/LETTER*	26/10/2023
10	TOTAL DEMAND VALUE (IN RS)		15500	

D.REMITTANCE PARTICULARS

CHARGES DETAILS	A. VALUE	B. INTEREST	TOTAL VALUE (A+B)
DEVELOPMENT CHARGES	10000		10000
LAYOUT / SCRUTINY CHARGES	5000		5000
FLAG DAY	500		500
NET AMOUNT			15500
AMOUNT IN WORDS : FIFTEEN THOUSAND FIVE HUNDRED			

PAYMENT MODE

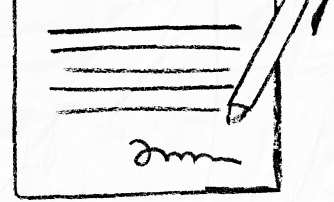
NEFT/RTGS

S. NO.	BANK NAME	D.D NO / REF NO	DATE	AMOUNT (RS.)
1	INDIAN BANK	330310658817	30/10/2023	15500

Signature of Applicant



RECEIVED FOR
APPLICANT AND FILE COPY



our services doesn't just end there



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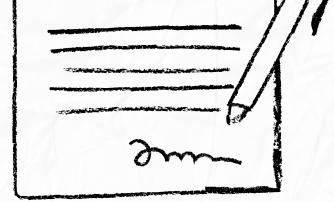
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Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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OMR Thoraipakkam,
Chennai, India

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