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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15600 Date of Permit 30/11/2023

PPD/10 No. 281/2023

File No Layout-1/0051/2023

Name of Applicant with Address M/s. G.T.K. Foundations rep. by Proprietor Thiru. G.T. Karthikeyan GPA Holder on behalf of Thiru S.Sairam & 3 others. Old Door No. 74, New No. 10, 6th street, 'Y' Block, Anna Nagar, Chennai - 600 040

Date of Application 07/02/2023

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.No. 422/5 (Old S.No. 422/1) of Porungalathur

Division No. Village, Tambaram Taluk, Chengalpet District, Tambaram Corporation Limit.

Development Charge paid Rs. 12,000/- Challan No. B-0023822 Date 18/07/2023

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

30/11/2023

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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 of 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.

// Forwarded //

SRN - 81928

DT - 28/10/2024

RoC.NO - 2271/2023/F1

Approval NO - 009/ZH/24/08

28/10/24

FOR COMMISSIONER
Tambaram City
Municipal Corporation

28/10/24 on 28/10/24

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-1/0051/2023 **Dated: 30 .11.2023**

To

The Commissioner,
Tambaram Corporation Limit,
Tambaram,
Chennai.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house sites in the land comprised in S.No. 422/5, (Old S.No. 422/1) of Perungalathur village, Tambaram 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-1/0051/2023 dated 07.02.2023.
2. This office letter even No. dated 14.03.2023.addressed to the applicant.
3. Applicant letter dated 24.03.2023.
4. This office letter even No. dated 13.04.2023.addressed to the applicant.
5. Applicant letter dated 19.05.2023.
6. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
7. Applicant letter dated 19.05.2023.
8. This office letter even No. dated 01.06.2023.addressed to the applicant.
9. Applicant letter dated 05.06.2023.
10. This office DC Advice letter even No. dated 07.07.2023 addressed to the applicant.
11. Applicant letter dated 19.07.2023 enclosing the receipt for payments.
12. The Principal Secretary to the Government in Letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
13. This office letter even No. dated 24.07.2023 addressed to the applicant enclosing Layout plan.
14. Applicant letter dated 08.09.2023 enclosing a copy of Gift deed for Road, PP-1,PP-2 area registered as Doc.No.**9349/2023** dated **05.09.2023 @ SRO, Padappai.**
15. Applicant letter dated 22.09.2023.
16. This office letter even No. dated 31.10.2023.addressed to the applicant.
17. Applicant letter dated 03.11.2023.
18. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
19. 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 comprised in S. No. 422/5, (Old S.No.422/1) of Perungalathur village, Tambaram Taluk, Chenglepet District, Tambaram Corporation Limit-was examined and Layout 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 11th cited as called for in this office letter 10th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3,030/-	CMDA/PP/Ch/9713/2023 dated 07.02.2023
Development charge	Rs.12,000/-	B-0023822 dated 18.07.2023
Layout Preparation charge	Rs.6,000/-	
Regularisation Charges	Rs.2,05,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4.The approved plan is numbered as **PPD/LO. No.281/2023 dated 30.11.2023**. Three copies of layout plan and planning permit **No.15600** 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 18th and 19th cited.

7. The original Gift Deed registered as Doc. No. **9349/2023 dated 05.09.2023 @ SRO, Padappai** as in the reference 14th cited is also enclosed herewith as per the provision made in the G.O. in the reference 6th cited, G.O. letter in the 12th cited.

Yours faithfully,

for Senior Planner, Layout

30/11/23

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).



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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OMR Thoraipakkam,
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