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Planing Permit No.: CMDA No/15151/01/2022/B3

APPROVED
Subject To The Conditions in This Office
LR No. 3250/2022/A3
Dt. 03.01.2023
Commissioner
Sholavaram Panchayat Union
This Planning Permission Issued As Per Delegation Of Powers Given By Member Secretary CMDA, Chennai-600 008.



TOTAL EXTENT (AS PER DOCUMENT)	:	13071 SQ.M
ROAD AREA	:	3757 SQ.M
PARK AREA	:	942 SQ.M
PUBLIC PURPOSE AREA (1%)	:	96 SQ.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 48.0 SQ.M PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 48.0 SQ.M		
REGULAR PLOTS (1 TO 68)	:	68 Nos
EWS PLOTS (69 TO 83) (1054 SQ.M)	:	15 Nos
TOTAL NO. OF PLOTS	:	83 Nos

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PARK AREA
   PUBLIC PURPOSE-1 (0.5%)
   PUBLIC PURPOSE-2 (0.5%) (RESERVED FOR TANGEDCO)
   — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO:12588/2022, DATED:20.09.2022 @ SRO, RED HILLS.

CONDITIONS:

(I) TNCDBR-2019 RULE NO: 47 (B) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA1) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED 31.01.2020

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE". WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(II) TNCDBR-2019 RULE NO: 47 (5) & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA1) DEPARTMENT DATED 31.3.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED 31.01.2020.

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THESE CASES OF ECONOMICALLY WEAKER SECTION PLOTS AS FAR AS POSSIBLE. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

(III) TNCDBR-2015, RULE NO. 45 (11)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

- NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND:

- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- EWS
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO

This Planning Permission Issued under New Rule TNCDBR.2019 is subject to final outcome of the W.P(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

CONDITIONS:

THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D / L.O NO : 144 / 2022

APPROVED

VIDE LETTER NO : L1 / 0204 / 2021

DATE : 19 / 10 / 2022

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SHOLAVARAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos. 185/1A1A2, 186/1A1A2 AND 187/2A2 & 3B OF PERUNGAVUR VILLAGE.

SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE)

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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15151 Date of Permit 19.10.2022

PPD/L.O No: 144/2022

File No Layout-1/0204/2021

Name of Applicant with Address ..... Thiru.M.Seyed Mohamed GPA on behalf of Tvl.A.Zenath Beevi Fathima & 4 others No.131/36, KMK Street Kayalpatnam Thoothukudi Tamil Nadu 628 204.

Date of Application 28.09.2021

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.185/1A1A2, 186/1A1A2 and 187/2A2 & 3B of

Division No. Perungavur village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union Limit.

Development Charge paid Rs. 58,000/- Challan No. C-101524 Date 21.7.2022

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

19/10/2022

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PROCEEDINGS OF THE COMMISSIONER PANCHAYAT UNION SHOLAVARAM
PRESENT: Thiru.K.KULASEKARAN

Rc.No. 3250/2022/A3 **Date: -01.2023**

Sub: Layout- Thiruvallur District – Sholavaram Panchayat Union – Proposal for laying out of House sites in Perungavur Panchayat at **S.No.185/1A1A2, 186/1A1A2 and 187/2A2 & 3B** – Thiru.M.Seyed Mohamed, GPA on behalf of Tvl.A.Zenath Beevi Fathima & 4 others, No.131/36, KMK Street, Thoothukudi, Tamil Nadu – 628 204 - New Layout of House Sites (83 plots) admeasuring total land area of 13071 Sqm – Approved - order issued.

Ref:
1. The Member Secretary, CMDA, Chennai Rc.No.L1/0204/2021 Dated:19.10.2022
2. Gift deed Registered at Sub-Register office, Redhills document No. 12588/2022, Dt: 07.09.2022
3. Fees Paid by the Applivcant are as follows
   a) Armed forces flag day fund Rs.10000/- DD No.210527/03.01.2023
   b) Development charge(President) Rs.83000/- DD No.210525/03.01.2023
   c) Development charge(Commissioner) Rs.84000/- DD No.210526/03.01.2023

****

ORDER:

Permission sought by the applicant Thiru.M.Seyed Mohamed, GPA on behalf of Tvl.A.Zenath Beevi Fathima & 4 others, No.131/36, KMK Street, Thoothukudi, Tamil Nadu – 628 204 for the laying out of the house sites at **S.No.185/1A1A2, 186/1A1A2 and 187/2A2 & 3B** of Perungavur Panchayat with the total of 83 house sites is approved subject to the conditions specified below in the approval of the Member Secretary, C.M.D.A. Chennai letter received 1st read above.

1. The conditions specified in the Member Secretary C.M.D.A (Layout conditions accompanying Sub-Division of lands in the Chennai Metropolitan Area) letter No. L1/0204/2021 dated: 19.10.2022 and subjected to the conditions over leaf of Member Secretary, Chennai Planning permission No.144, Dt 19.10.2022
2. The other conditions specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, sub-Rule 1 to 10) is Applicable.
3. The applicant is advised to abide by the rules and Regulations that will be issued by the Government in this regard.
4. The applicant is advised to follow the conditions laid down in the Chennai Metropolitan Development Authority letters cited.
5. 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.
6. If the central and state audit found any default of fees arrived for issuance of Layout permission the applicant have to pay it immediately.
7. The approved plans are enclosed.

COMMISSIONER
PANCHAYAT UNION SHOLAVARAM

3/
03/2023

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Encl:

1. Plan PPD/LO No.144, Dt:19.10.2022

2. Conditions Specified in Member Secretary, C.M.D.A permit No.15151 Dt:19.10.2022
3. Conditions Specified in Annexure enclosed in the Secretary C.M.D.A, Chennai. Letter No L1/0204/2021 dated: 19.10.2022

To

Thiru.M.Seyed Mohamed, GPA on
behalf of Tvl.A.Zenath Beevi Fathima & 4 others,
No.131/36, KMK Street,
Thoothukudi,
Tamil Nadu – 628 204

Copy to

The president, Perungavur Panchayat.

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ANNEXURE

LAYOUT CONDITION ACCOMPANYING LAYOUT OF LANDS IN in S.No.185/1A1A2, 186/1A1A2 and 187/2A2 & 3B OF PERUNGAVUR PANCHAYAT, SHOLAVARAM PANCHAYAT UNION IN CHENNAI METROPOLITAN AREA.

1. All streets, sites and other works shall be laid out and demarcated in accordance with the plan No.PPD/LO.No.144/2022 approved in this office lr.No. L1/15151/2022 dated: 19.10.2022 and no deviation or modification in the alignment the street and dimension of sites, reservations etc. shall be made without prior approval of the Chennai Metropolitan Development Authority.

2. The streets shall be formed to approve levels, metalled, sewered and lighted to the satisfaction of the Executive Authority i.e. Panchayat Unions and Tamil Nadu Panchayats Act, as the case may be.

3. Every site in the area other than the site reserved for specific purpose in the layout plan shall be exclusively utilized for the construction of structures for residential used only.

4. The site shall not be sub-divided without prior approval of the Chennai Metropolitan Development Authority.

5. There shall be a building line from the street boundary as shown in the layout plan and no building other than a boundary wall or fence of a height not greater than 1.5 mts. from the ground level of the street, shall be created in the space between the street boundary and the building line.

6. Only detached house shall be permitted in the area.

7. Every dwelling house shall be provided with adequate means for the effectual drainage of storm water salvage and sewage for the premises and sufficient and suitable sanitary convenience for the use of the occupants of the house. The drainage arrangements and the sanitary convenience shall be in accordance with such conditions and design as specified by the Health Officer.

8. All sewage water shall be disposed off in such a way as to prevent it from running into, or stagnating on adjacent street, but may be used for watering the gardens or allowed to flow freely into drains or channels after it had been previously treated sanitarily in any manner required by the Health Officer.

9. Except to the extent necessary for the excavation of foundations, leveling or slopping of ground, earth shall not be removed from any site so as to create hollows of borrow pits therein.

10. The space set apart for streets and communal and recreational purposes shall be transferred to the Authority or any Local Authority designated by it, free of cost through a gift deed.

11. The building construction shall be subject to the Development Regulations of the Master Plan for Chennai Metropolitan Area.

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12. Developments in the area reserved for the following used as indicated in the plan approved above and be regulated as per the Development Regulations.

i.	Residential Plots	: Primary Residential Use Zone
ii.	Park/Play Ground	: Open Space & Recreational Use Zone
iii.	Public Purpose	: Institutional Use Zone.

13. In the open space within the site to the extent feasible trees may be planted and existing trees preserved.

14. The area earmarked for public purpose, 96 Sq.m (iv Post and Telegraph Office, Police Station, etc.) would remain reserved for a specific period of one year from the date of approval to enable the government department concerned to negotiate with the owner and acquire the reserved land if required for them. The cost of the plot should not be more than guideline value. If the promoter adds proportionate development cost on the price of the public purpose plot, the same should be approved by CMDA. After the said period of one year and if none of the agencies purchase the reserved land full/part, the layout owner/ Developer is free to dispose of the site reserved for public purpose to any body for residential use only.

15. Sign board to be erected at this site.

(--Sd--)
For MEMBER-SECRETARY

(True Copy)

COMMISSIONER
PANCHAYAT UNION, SHOLAVARAM.

3/03/2023

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...ம் எண் : 6

பலவகை வரவு ரசீது

...எண் :

அசல்

பற்றுச் சீட்டு A 13579

நாள் : 04/04/2024

.....பெருங்காவூர்..... ஊராட்சி

திரு. M. Seyed mohamed. கிராமம் ..... Perungavoor ..... என்பவரிடமிருந்து

ரூபாய்.....3,000/-..... (ரூபாய் .....மூன்றாயிரம் ரூபாய்.....மட்டும்)

.....New House..... வகைக்காக பெற்றுக் கொள்ளப்பட்டது.

பணம் செலுத்துபவரின் கையொப்பம்

D. அனந்த்
ஊராட்சி செயலர்
பெருங்காவூர் ஊராட்சி
சோழவரம் ஒன்றியம்

வரி வசூலிப்பவர்

ஊராட்சித் தலைவர்
தலைவர்
பெருங்காவூர் ஊராட்சி
சோழவரம் ஒன்றியம்
திருவள்ளூர் மாவட்டம்.

குறிப்பு :

1. இந்த பற்றுச் சீட்டு ஊராட்சி தலைவரின் Facsimile-யும் மற்றும் வரி வசூலிப்பவரின் கையொப்பமும் இருந்தால்தான் செல்லுபடியாகும்.
2. பணம் செலுத்துபவரின் கையொப்பம் தவறாது பெறப்பட வேண்டும். இடதுகை பெருவிரல் ரேகை பெறும் இனத்தில் அசல் மற்றும் நகல் இரண்டு பிரதிகளிலும் பெற வேண்டும்.

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Planing Permit No. CMDA No: 15151/01/2023/A3

APPROVED
Subject To The Conditions
In This Office
LR. No.: 3250/2022/A3
Dt.: 03.01.2023
Commissioner
Sholavaram Panchayat Union
This Planning Permission Issued
As Per Delegation Of Powers
Given By Member Secretary
CMDA, Chennai-600 008.



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(II) TNCDBR-2019 RULE NO: 47 (9) & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA1) DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED:31.01.2020,

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P.P.D L.O NO : 144 2022

APPROVED

VIDE LETTER NO : L1 / 0204 / 2021

DATE : 19 / 10 / 2022

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

SHOLAVARAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos. 185/1A1A2, 186/1A1A2 AND 187/2A2 & 3B OF PERUNGAVUR VILLAGE.

SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE)

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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