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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15783 Date of Permit ..20.../03/2024.

PPD/LO No. 61/2024

File No Layout-1/0230/2023

Name of Applicant with Address M/S. Global Thermal Control Systems pvt. Ltd Represented by its Director Mr. S. Nagesh No. 4, Venkateswaran, No. 4, 10th Street, Nandanam Extension Chennai-600 035.

Date of Application 05.07.2023

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

Site Address Proposed laying out of Above sites in the land comprised in S.No. 75/11, 12, 13, 76/2 and 76/3, Present T.S.No. 15/11, 12 & 18, 16/3 & 16/16 of Harathinapuram village, Pallavaram Town & Taluk, Chengalpattu District, Tambaram Corporation limit.

Development Charge paid Rs. 23,000/- Challan No. B-0024723 Date 11.01.2024

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

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.

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 -1/0230/2023 **Dated: 20.03.2024**

To
The Commissioner,
Tambaram Corporation,
Tambaram,
Chennai –600 045.

Sir,

Sub: CMDA - APU – Layout Division – Proposed laying out of house sites in the land comprised in S.No.75/11, 12, 13, 76/2 and 76/3, present T.S.No.15/11, 12 & 13, 16/3 & 16/16 of Hasthinapuram Village, Pallavaram Town & Taluk, Chengalpattu District, Tambaram Corporation limit – Approved – Reg.

Ref:
1. Planning Permission Application for layout of house sites received vide SBC No. CMDA/PP/Layout-1/0230/2023 on 05.07.2023.
2. The CE, WRD, Chennai Region letter No.DB/T5 (3)/F - 3458 NOC – Hasthinapuram Village/2022 Dated 26.04.2022.
3. This office letter dated 05.10.2023 addressed to the applicant.
4. Applicant letter dated 20.10.2023 & 22.12.2023.
5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
6. This office DC Advice letter even No. dated 08.01.2024 addressed to the applicant.
7. Applicant letter dated 11.01.2024 enclosing the receipts for payments.
8. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
9. This office letter even No. dated 22.01.2024 addressed to the applicant enclosing the 'A4' size proposed layout plan.
10. Applicant letter dated 22.02.2024 enclosing a copy of the Gift deed for the Road area and PP 1 & 2 sites registered as Doc. No. 1278/2024 dated 15.02.2024 @ SRO, Pallavaram.
11. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
12. 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 laying out of house sites in the land comprised in S.No.75/11, 12, 13, 76/2 and 76/3, present T.S.No.15/11, 12 & 13, 16/3 & 16/16 of Hasthinapuram Village, Pallavaram Town & Taluk, Chengalpattu District, Tambaram Corporation 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 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.5307/-	CMDA/PP/Ch/11262/2023 dated 05.07.2023.
Development Charges	Rs.23,000/-	B-0024722 dated 11.01.2024
Layout preparation charges	Rs.12,000/-	
Regularization Charges	Rs.3,58,000/	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.61/2024 dated 20.03.2024.** Three copies of layout plan and planning permit **No.15783** 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 11th & 12th cited.

7. The original Gift Deed registered as Doc. No.1278/2024 dated 15.02.2024 @ SRO, Pallavaram as in the reference 10th cited is also enclosed herewith as per the provision made in the G.O. in the reference 5th cited and Govt. letter in the ref. 8th cited.

Yours faithfully,

for Member Secretary.

20/3/24

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.1278/2024 dated 15.02.2024 @ SRO, Pallavaram.

Copy to: 1. M/s.Global Thermal Control Systems Pvt. Ltd.,
represented by its Director Mr.S.Naresh &
Mr.Venkatesan,
No.4, 10th Street,
Nandanam Extension,
Chennai 600 035.

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

3. The Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 2nd cited).

4. The Superintending Engineer,
Chennai Electricity Distribution Circle South –I,
Tamil Nadu Generation of Electricity and Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai – 600 078.
(along with a copy of approved layout plan).

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

6. Stock file /Spare Copy.

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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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