



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. L1/425/2019-1

Dated: 29.07.2019

To
The Commissioner,
Greater Chennai Corporation,
Ripon Building,
Chennai - 600 003.

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed laying out of house sites in the property comprised in S.Nos.62/10C etc., of Karapakkam Village, Sholinganallur Taluk, Chennai District (Formerly Kancheepuram District), Greater Chennai Corporation Limit - Approved - Reg.
- Ref: 1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/000004 dated 02.01.2019.
2. Applicant letter dated 18.01.2019.
3. Minutes of the Special Sanction Committee meeting held on 05.02.2019.
4. Applicant letter dated 08.02.2019.
5. This office letter even No. dated 15.02.2019 addressed to the applicant.
6. Applicant letter dated 06.03.2019.
7. This office DC Advice letter even No. dated 19.03.2019 addressed to the applicant.
8. Applicant letter dated 21.03.2019 received on 27.03.2019 enclosing the receipt for payments.
9. This office letter even No. dated 29.03.2019 addressed to the Commissioner, Greater Chennai Corporation.
10. Applicant letter dated 15.04.2019 & 25.04.2019 requesting for revisions in the layout.
11. This office letter even No. dated 21.05.2019 addressed to the Commissioner, Greater Chennai Corporation enclosing the Skeleton plan.
12. The Executive Engineer, Works Department, Greater Chennai Corporation letter W.D.C.No.D1/SD/WDCN15/00307/2019 dated 16.07.2019 enclosing the Gift Deed for handing over of Road & Park area registered as Document Doc. No.5952/2019 dated 10.07.2019 @ SRO, Neelangarai.
13. G.O.No.112, H&UD Department dated 22.06.2017.
14. 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 layout of house sites in the property comprised in S.Nos.62/10C, 65/2, 3A, 3B & 3C, 66/1B, 67/1 & 2, 68/1 & 2, 69/2A, 3A1, 3A2B, 3B1, 3B2B, 4A, 4B & 5, 70/1C1, 2B1, 3A, 3B, 3C, 4A, 4B, 4C, 4D, 5A, 5B1, 5B2, 5C, 6A, 6B & 10A2, 71/1A, 1B, 1C, 2, 3A & 3B, 72/1, 2, 3A, 3B, 3C, 4, 5 & 6, 73/3A, 3B, 3C, 4, 5A, 5B & 6, 76/1B, 2A, 2B, 77/1, 2, 3 & 4, 78/1A, 1B, 1C, 2A, 2B, 79/1A, 1B, 79/2, 80/1, 2 & 3A, 82/1, 82/2, 82/3A2, 3B, 83/1A1, 1A2, 1A3, 1B1, 1B2, 1C1, 1C2, 1D, 2A1, 2A2, 2B1, 2B2, 2B3, 2C, 2D1, 2D2B, 3B2, 84/6A3B, 6B & 6C2 of Karapakkam Village, Sholinganallur Taluk, Chennai District (Formerly Kancheepuram District), Greater Chennai Corporation Limit was examined and layout plan has been prepared to satisfy the Development Regulation 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 in the reference 8th cited has remitted the following charges / fees as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 45,300/-	B-008753 dated 31.12.2018
Development charge	Rs. 1,22,000/-	B-0010004 dated 22.03.2019
Layout Preparation charge	Rs. 30,000/-	
Regularisation charge	Rs.29,45,000/-	
Flag Day Fund	Rs. 500/-	649483 dated 22.03.2019

4. The approved plan is numbered as **PPD/LO. No.82/2019**. Three copies of layout plan and planning permit **No.12702** 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 13th & 14th cited.

Yours faithfully,

for Principal Secretary /
Member Secretary

Encl: 1. 3 copies of layout plan.

2. Planning permit in duplicate
(with the direction to not to use the logo of CMDA
in the layout plan since the same is registered).

Copy to: 1. M/s. Emerald Haven Town & Country Pvt. Ltd.,
a company represented by its Authorised Signatory
Thiru V. Ganesh,
No.119, St. Marys Road,
Abirampuram,
Chennai - 600 018.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. Stock file /Spare Copy

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 12702

PPD No 82
LO 2019

Date of Permit 29/07/2019

File No. L1/425/2019

M/s. Emerald Haven Town &
Country Pvt. Ltd., a company
rep. by its Authorised Signatory
Thiru. V. Ganesh, No 119,

Name of Applicant with Address. St. Marys Road,
Abiramapuram, Chennai - 600 018

Date of Application 02/01/2019

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

PP for proposed laying out of house sites in S. Nos.
62/10C, 65/2, 3A, 3B & 3C, 66/1B, 67/1 & 2, 68/1 & 2, 69/2A
Site Address... 3A1, 3A2B, 3B1, 3B2B, 4A, 4B & 5, 70/1C1,
2B1, 3A, 3B, 3C, 4A, 4B, 4C, 4D, 5A, 5B1, 5B2, 5C, 6A, 6B &
10A2, 71/1A, 1B, 1C, 2, 3A & 3B, 72/1, 2, 3A, 3B, 3C, 4, 5
Division No.....
& 6, 73/3A, 3B, 3C, 4, 5A, 5B & 6, 76/1B, 2A, 2B, 77/1,
2, 3 & 4, 78/1A, 1B, 1C, 2A, 2B, 79/1A, 1B, 79/2, 80/1, 2
& 3A, 82/1, 2 & 3A2, 3B, 83/1A1, 1A2, 1A3, 1B1, 1B2,
1C1, 1C2, 1D, 2A1, 2A2, 2B1, 2B2, 2B3, 2C, 2D1, 2D2B,
3B2, 84/6A3B, 6B & 6C2 of Karapakkam Vill. Sholinganallur TK, Chennai
Development Charge paid Rs.....Challan No.....Date..... District

Rs 1,22,000/- B-10004 22/03/2019

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

24/7/19

30/07/2019



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

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நகரமைப்பு பிரிவு - பணித்துறை
Town Planning Section-Works Department

திட்ட அனுமதி

Planning Permission

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 49வது பிரிவின் படி)
(Sec 49 of T & C.P Act 1971)

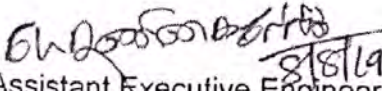
திட்ட அனுமதி எண்(Planning Permit No)		SD/WDCN15/00307/2019	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N15	N197	08/08/2019	06/06/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS EMERALD HAVEN TOWN AND COUNTRY PVT LTD-NO.119, ST. MARYS ROAD, ABIRAMAPURAM, CH-18	
சேவையின் தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:-, Survey No:ANNEXURE ENCLOSED, GANGAIAMMAN KOIL STREET EXTN.,KARAPAKKAM,KARAPAKKAM,Karapakkam, CHENNAI. 600097	
CMDA Development Charges		100	
மொத்தக் கட்டணம்/Total (In Rs.)		100	


Amount (in words): Rupees One Hundred Only

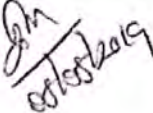
C.M.D.A. DD Details : DD Number: 757954 Amount: 100 Rs. Date:06/08/2019 Bank:HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி -

Layout of Land - layout approval Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.


Assistant Executive Engineer (T.P.)


Executive Engineer (T.P.)





GREATER CHENNAI CORPORATION
Town Planning Section
Works Department

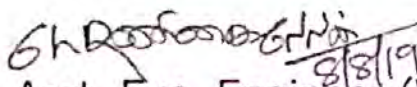
ANNEXURE

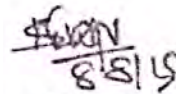
W.D.C.No.D1 / LA / SD / WDCN15 /00307 / 2019 Dated 06.06.2019.

M/s. Emerald Haven Town & Country Pvt. Ltd.

No.119, St Mary's Road,
Abiramipuram, Chennai – 600018.

Proposed layout of house sites in S.No.62/10C, 65/2, 3A, 3B & 3C, 66/1B, 67/1 & 2, 68/1 & 2, 69/2A, 3A1, 3A2B, 3B1, 3B2B, 4A, 4B & 5, 70/1C1, 2B1, 3A, 3B, 3C, 4A, 4B, 4C, 4D, 5A, 5B1, 5B2, 5C, 6A, 6B, 10A2, 71/1A, 1B, 1C, 2, 3A & 3B, 72/1, 2, 3A, 3B, 3C, 4, 5, & 6, 73/3A, 3B, 3C, 4, 5A, 5B & 6, 76/1B, 2A, 2B, 77/1, 2, 3, & 4, 78/1A, 1B, 1C, 2A, 2B, 79/1A, 1B, 79/2, 80/1, 2 & 3A, 82/1, 82/2, 82/3A2, 3B, 83/1A1, 1A2, 1A3, 1B1, 1B2, 1C1, 1C2, 1D, 2A1, 2A2, 2B1, 2B2, 2B3, 2C, 2D1, 2D2B, 3B2, 84/6A3B, 6B, & 6C2 of Karapakkam Village, Division - 197, Zone - XV of Greater Chennai Corporation.


Asst. Exe. Engineer (Works)


Executive Engineer (Works)



Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

ST 53
50A

Receipt No:	2019-20/HQ/0394324	Receipt Date: 07-08-2019
Name:	MS EMERALD HAVEN TOWN AND COUNTRY PVT LTD	
Address:	NO.119, ST. MARYS ROAD, ABIRAMAPURAM, CH-18	
Payment Details:	Description: Fee Collection : Plan Submission Number -SD/WDCN15/00307/2019 Paid By: MS EMERALD HAVEN TOWN AND COUNTRY PVT LTD	
Description Head of A/C		Amount (in Rupees)
Scrutiny Fees Collection		4340.00
Tentative improvement charges Collection		13977000.00
Total:		13,981,340.00
Amount (in words): Rupees One Crore Thirty Nine Lakhs Eighty One Thousands Three Hundred Forty Only		
Demand Draft # 423256 Drawn on HDFC BANK, R.K.SALAI Dated 06-08-2019		

This is the Computer Generated Receipt Signature and Seal is not required