



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. L1/5306/2019

Dated: 03.10.2019

To
The Commissioner
Poonamallee Panchayat Union,
Poonamallee,
Chennai – 600 056.

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division of Public Purpose Plot I in CMDA approved layout PPD/LO No.62/2017 comprised in S.No.9/1A part & 2A part of Melpakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.
- Ref:
1. Planning Permission Application for sub-division of house sites received in APU No. L1/2019/000063 dated 25.03.2019.
 2. Layout of house sites approved vide PPD/LO No.62/2017 in letter No.L1/16737/2016-1 dated 22.12.2017.
 3. Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government in G.O. (Ms) No.18, MAWS Department, dated 04.02.2019.
 4. This office letter even No. dated 09.04.2019 addressed to the Applicant.
 5. Applicant letter dated 15.04.2019.
 6. This office DC Advice letter even No. dated 20.06.2019 addressed to the applicant.
 7. Applicant letter dated 09.07.2019 enclosing the receipts for payments.
 8. This office letter even No.1 dated 16.07.2019 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the Skeleton Plan.
 9. This office letter even No.-2 dated 16.07.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle, West, TANGEDCO enclosing the Skeleton Plan.
 10. Applicant letter dated 05.08.2019 enclosing revised sub-division plan.
 11. This office letter even No.-1 dated 30.08.2019 addressed to the Commissioner, Poonamallee Panchayat Union enclosing the revised skeleton plan.
 12. This office letter even No.-2 dated 30.08.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle, West, TANGEDCO enclosing the revised skeleton plan.
 13. The Commissioner, Poonamallee Panchayat Union letter Rc.No.2409/2019/A3 dated 20.09.2019 enclosing the Gift Deed for handing over of PP site registered as Document No.15269/2019 dated 18.09.2019 @ SRO, Kundrathur.
 14. The Superintending Engineer, Chennai Electricity Distribution Circle, West, TANGEDCO in letter No.SE/CEDC/W/EE/GI/AEE/C/F.Land/D.508/2019 dated 20.09.2019 enclosing the Gift Deed for handing over of PP site registered as Document No.15268/2019 dated 18.09.2019 @ SRO, Kundrathur.

For VGN HOMES PRIVATE LIMITED


Director

15. G.O.No.112, H&UD Department dated 22.06.2017.
16. 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 Public Purpose Plot I in CMDA approved layout PPD/LO No.62/2017 comprised in S.No.9/1A part & 2A part of Melpakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union 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.

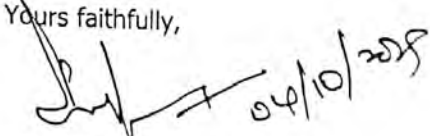
3. The applicant in the reference 7th cited has remitted the following charges / fees as called for in this office letter 6th cited:

| Description of charges | Amount | Receipt No. & Date |
|---------------------------|------------|-------------------------------------|
| Scrutiny fee | Rs.3,850/- | B-0010039 dated 22.03.2019 |
| Layout Preparation charge | Rs.4,000/- | B-0012828 dated 09.07.2019 |
| Flag Day Fund | Rs. 500/- | 2761037 to 2761041 dated 09.07.2019 |

4. The approved plan is numbered as **PPD/LO. No.104/2019 dated 03.10.2019**. Three copies of layout plan and planning permit **No.12726** are sent herewith for further action.

5. 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 15th & 16th cited.

Yours faithfully,


for Chief Planner, MSB/Layout
4/10

- 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).

For VGN HOMES PRIVATE LIMITED


Director

- Copy to: 1. M/s.VGN Homes Pvt. Ltd.,
PoA on behalf of Thiru.V.N.Devadoss &
M/s.Shivani Constructions,
No.333, Poonamallee High Road,
Aminjikarai, Chennai – 600 029.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. **The Superintending Engineer,**
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
@ Thirumangalam, Chennai-600 040.
(along with a copy of approved layout plan).
4. Stock file /Spare Copy

For VGN HOMES PRIVATE LIMITED


Director

Chennai Metropolitan Development Authority PLANNING PERMIT

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

PERMIT No. 12726

PPD
LO NO 104
2019

Date of Permit 03/10/2019

M/s. V. G. N. Homes Pvt. Ltd.,

File No. LI/5306/2019

POA on behalf of Thiru.
V. N. Devadass & M/s. Shivani
Constructions

Name of Applicant with Address No. 333, Poonamallee High Rd,
Aminji Karai, Chennai - 600029

Date of Application 25/03/2019

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

P.P for Proposed sub-division of Public Purpose
Plot I in CMDA approved layout PPD/LO

Site Address No. 62/2017 comprised in S.No. 9/1A pt & 2A pt of
Melpakkam Village, Poonamallee Taluk,

Division No. Thiruvallur District, Poonamallee Panchayat
Union Limit

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.

03/10/19
For MEMBER SECRETARY
04/10/2019

Roob
11/11/19

**தனி அலுவலர், கண்ணப்பாளையம் ஊராட்சி, செயல்முறைகள்
முன்னிலை: திரு. T. சாந்தி**

ந.க.எண்.2796/2019/அ6 நாள்: 09.11.2019.

பொருள் : மனைப்பிரிவு - பூவிருந்தவல்லி ஊராட்சி ஒன்றியம் - மேல்பாக்கம் சர்வே எண். 9/1A & 2Apart மனைப்பிரிவு அமைக்க திட்ட அனுமதி ஒப்பளிக்கப்பட்டது - இறுதி அனுமதி அளித்து உத்தரவிடல்.

- பார்வை :**
1. உறுப்பினர் மற்றும் செயலர், சென்னை பெருநகர வளர்ச்சிக் குழுவும் கடித எண் Letter No.L1/5306/2019 நாள். 03.10.2019.
 2. M/s. VGN Homes Pvt., PoA on behalf Thiru. V.N. devadoss & M/s. Shivani Constructions, No.333, Poonamallee High Road, Aminjikarai, Chennai - 600 029.
 3. ஆணையர், பூவிருந்தவல்லி ஊராட்சி ஒன்றியம், ந.க.எண்.2407/2019/அ3 நாள்: 24.10.19.

*_*_*_*_*

உத்தரவு:

பார்வையில் கண்டுள்ள கடிதத்தின்படி உறுப்பினர்-செயலர், சென்னை பெருநகர வளர்ச்சி குழுவும் அவர்களால் கண்ணப்பாளையம் ஊராட்சி, மேல்பாக்கம் கிராமம் சர்வே எண். 9/1A & 2Apartற்கு மனைப்பிரிவு அங்கீகாரம் அளிக்கப்பட்டுள்ளது. மேலும் இதற்குரிய ஊராட்சி கட்டணம் ரூ.10000/- (ரூபாய் பத்தாயிரம் மட்டும்); வசூலிக்கப்பட்டு ஊராட்சி பொதுநிதியில் செலுத்தப்பட்டுள்ளது. இதில் கீழ்க்குறிப்பிட்டுள்ள மனைப்பிரிவுகள் சென்னை பெருநகர வளர்ச்சிக் குழுமத்தின் நிபந்தனை விதிகளுக்குட்பட்டு இறுதி அனுமதி அளித்து உத்தரவிடப்படுகிறது.

நிபந்தனைகள்

3. சென்னை பெருநகர வளர்ச்சி குழுவும், PPDLO.NO.104/2019 APPROVED VIDE LETTER No.L1/5306/ நாள்:03.10.2019ல் வரைபடத்தில் உள்ள நிபந்தனைகள் அனைத்தும் பொருந்தும்.
4. சென்னை பெருநகர வளர்ச்சி குழுமத்தால் சட்ட விதிமுறைகளுக்குட்பட்டு வழங்கப்படும் வரைபட அனுதியானது விண்ணப்பதாரரின் சொத்தின் மீத எவ்வித உரிமையும் உறுதிப்படுத்தல் ஆகாது.

இணைப்பு : மனைப்பிரிவு வரைபடம்


தனி அலுவலர்
கண்ணப்பாளையம் ஊராட்சி

நகல்

1. M/s. VGN Homes Pvt., PoA on behalf Thiru. V.N. devadoss & M/s. Shivani Constructions, No.333, Poonamallee High Road, Aminjikarai, Chennai - 600 029
2. உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம். எண் 1, காந்தி இர்வின் சாலை, எழும்பூர், சென்னை - 08.

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For VGN HOMES PRIVATE LIMITED


Director