



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/5504/2019

Dated: 22.08.2019

To

The Commissioner
Kundrathur Panchayat Union,
@ Padappai - 601 301,
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
Proposed laying out of house sites in the property comprised in
S.No.41/2A1 of Varadharajapuram Village, Sriperumbudur Taluk,
Kancheepuram District, Kundrathur Panchayat Union limit - Approved
- Reg.

- Ref:
1. PPA received in APU No. L1/2019/000068 dated 27.03.2019.
 2. This office letter even No. dated 02.04.2019 addressed to the C.E., PWD, WRD, Chennai Region.
 3. Applicant letter dated 01.04.2019.
 4. This office letter even No. dated 23.04.2019 addressed to the SRO, Padappai.
 5. The SRO, Padappai letter No.08/2019 dated 24.04.2019.
 6. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Varadharajapuram-I/2019/M dated 22.04.2019.
 7. This office DC Advice letter even No. dated 24.04.2019 addressed to the applicant.
 8. Applicant letter dated 09.05.2019 enclosing revised layout plan.
 9. This office letter even No. dated 20.05.2019 addressed to the applicant.
 10. Applicant letter dated 24.05.2019 enclosing the receipts for payments.
 11. Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government in G.O. (Ms) No.18, MAWS Department, dated 04.02.2019
 12. This office letter even No.-1 dated 29.05.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the Skeleton plan.
 13. This office letter even No.-2 dated 29.05.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO enclosing the Skeleton plan.
 14. The Commissioner, Kundrathur Panchayat Union letter R.C.No.4386/2019/A3 dated 24.07.2019 enclosing the Gift Deed for handing over of Road area & PP site registered as Document Doc. No. 5375/2019 dated 22.07.2019 @ SRO, Padappai.
 15. The Superintending Engineer, Chennai Electricity Distribution Circle, South-I, TANGEDCO, letter No.SE/CEDC/CGL/AEE/CHD/F.Land/D No.407/19 dated 29.07.2019 enclosing the Gift Deed for handing over of PP site registered as Document Doc. No.5374/2019 dated 22.07.2019 @ SRO, Padappai.
 16. G.O.No.112, H&UD Department dated 22.06.2017.
 17. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

For REALITY HOMES

Partners/Authorized Signatory

C. Prabhakaran

ILS Homes

New Katalakeluni
Partner's / Authorized Signatory

11/08/2019

The proposal received in the reference 1st cited for the proposed layout of house sites in the property comprised in S.No.41/2A1 of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur 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 10th 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. 18,900/-	B-0010156 dated 26.03.2019
Development charge	Rs. 33,000/-	B-0011786 dated 23.05.2019
Layout Preparation charge	Rs. 28,000/-	
OSR Charge (for 385 sq.m.)	Rs.25,05,000/-	
Flag Day Fund	Rs. 500/-	2760703 to 2760707 dated 23.05.2019

4. The approved plan is numbered as **PPD/LO. No.90/2019**. Three copies of layout plan and planning permit **No.12712** are sent herewith for further action.


5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 6th cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout before sanctioning 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 16th & 17th cited.

For REALITY HOMES
Partners/Authorized Signatory
C. Jayaraman

ILS Homes
Nandakumar
Partner's / Authorized Signatory

Yours faithfully,


for Member-Secretary

26/8/19

MV. Jayaraman

- 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. Thiru.V.Dhanasekaran,
No.1/12, North Mada Street,
Mannivakkam,
Chennai - 600 048.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of 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. 6th cited).
 4. **The Superintending Engineer,**
Chengalpattu Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130, GST Road (opposite to New Bus Stand),
Chengalpattu – 603 001.
(along with a copy of approved layout plan).
 5. Stock file /Spare Copy

For REALITY HOMES

Partners/Authorized Signatory

C. Rajasekaran

ILS Homes

Venkataraman

Partner's / Authorized Signatory

Shankar

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

PPD No. 12712
LO No. 90
2019

Date of Permit 22/08/2019

File No. LI/5504/2019

Thiru. V. Dharasekaran
No 1/12, North Mada Street,
Mannivakkam,
Chennai - 600 048

Name of Applicant with Address

Date of Application 27/03/2019

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

AP for proposed layout of house sites
in the land comprised in S.No. 41/2A1 of

Site Address Varadharajapuram Village, Superumbudur
Taluk, Kancheepuram District, Mundratur

Division No. Porchayat Union Limit

Development Charge paid Rs. ₹ 33,000/- Challan No. B-0011786 Date 23/05/2019

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

22/8/19

26/08/2019

For REALITY HOMES




Partners/Authorized Signatory

C. Rajasekaran.

ILS Homes

Neelkatalakshmi
Partner's / Authorized Signatory



வரதராஜபுரம் ஊராட்சி தனி அலுவலர்/வட்டார வளர்ச்சி அலுவலர் (கி.ஊ)

அவர்களின் செயல்முறைகள்

முன்னிலை : திரு. சி. சு. தண்டபாணி

மு.மு.எண் : 61/ 2019-2020

நாள் : 06-09-2019

பொருள் : வரைபட அனுமதி - வரதராஜபுரம் ஊராட்சி ச.எண்.41/2A1-ல் மனைப்பிரிவு அனுமதி அளித்து உத்தரவிடல்.

பார்வை : 1. செ.பெ.வ. குழுமம் கடித எண்.L1/5504/2019 நாள்.22.08.2019
2. குன்றத்தூர் ஊராட்சி ஒன்றிய ஆணையர் கடிதம் ந.க. எண்.4386/2019/அ3
நாள்.28.08.2019

உத்தரவு:-

பார்வை 2ல் காணும் கடிதத்தின்படி ஊராட்சி ச.எண். 41/2A1-ல் திட்ட

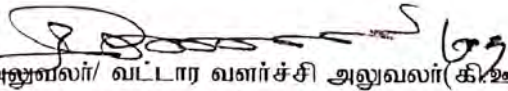
அனுமதி அளித்து உத்தரவிடப்பட்டுள்ளது. மேற்படி மனைப்பிரிவு மனுதாரர் V.தனசேகரன் என்பவருக்கு கீழ்க்காணும் நிபந்தனைகளின்படி அனுமதி அளித்து உத்தரவிடப்படுகிறது.

மனைப்பிரிவு கட்டணமாக ஒப்பீடு செய்தல் கட்டணமாக ரூ. 1,46,312/-
(ரூபாய் ஒரு இலட்சத்து நாற்பத்தாறாயிரத்து முந்நூற்று பன்னிரெண்டு ரூபாய் மட்டும்) செலான்
எண்.30817 நாள் : 06-09-2019 செலுத்தப்பட்டுள்ளது. அனுமதிக்கப்பட்ட மொத்த மனைகள்.

நிபந்தனைகள்:

1. அரசு மற்றும் தனியார் நிலங்களிலும் ஆக்கிரமிப்பு ஏதும் செய்தல் கூடாது.
2. ஊராட்சிக்கு ஒப்படைக்கப்பட்ட சாலைகள் மற்றும் பூங்காக்கள் எதிலும் ஆக்கிரமிப்போ, மாறுதலோ செய்தல் கூடாது.
3. அங்கீகரிக்கப்பட்ட மனை பிரிவில் / மனை-உட்பிரிவில் அளவுகள் எதிலும் மாற்றம் செய்தல் கூடாது.
4. இருபக்க சாலை ஓரங்களில் வரும் மனைகளில் 10' X 10' (Spray) பகுதியாக ஒதுக்கப்பட வேண்டும்.
5. எந்தவித அனுமதியும் இன்றி அங்கீகரிக்கப்பட்ட மனைப் பிரிவிலோ / மனை-உட்பிரிவிலோ, எவ்வித மாற்றமும் செய்தல் கூடாது.
6. மேலும் இவர் பிற்காலத்தில் அரசுக்கு ஏதேனும் இழப்பு ஏற்படும் தருவாயில் அதற்குண்டான தொகையினையும் தெரிவிக்கும்போது வட்டியுடன் கட்டுவதாகவும் உறுதி அளிக்கப்பட்டுள்ளதின் பேரில் வரைமுறைப்படுத்தி அனுமதி அளிக்கப்படுகிறது.

V.தனசேகரன்
எண்.1/12, வடக்கு மாடலீதி,
மண்ணிவாக்கம், சென்னை- 600 048.


தனி அலுவலர்/ வட்டார வளர்ச்சி அலுவலர்(கி.ஊ)
வரதராஜபுரம் ஊராட்சி,

For REALITY HOMES

Partners/Authorized Signatory

C. Payasaban


S Homes
Neukatala (Lemi) (8)
Partner's/Authorized Signatory

MV. கணேசன்