



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. L1/564/2020

Dated: 09.03.2020

To

M/s.Vishnusurya Logistics (P) Ltd.,
 11, F-Block, IInd Main Road,
 Anna Nagar East,
 Chennai - 600 102.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application - Layout of house sites in S.No.7/2, 8, 9/1 & 2, 10/1A, 1B & 2, 11/1A, 1B, 2A & 2B, 12/1A, 1B, 1C, 1D, 2A & 2B, 13/6B, 10, 11 & 12, 21/2A & 2B, 22/1A, 1B, 2B, 3A & 3B and 32/1A, 2 & 3 of Seemapuram Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit - Development Charge and other charges to be remitted - Advice sent - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No. L1/2020/000008 dated 13.01.2020.
 2. This office letter even No. dated 28.01.2020 addressed to the Applicant.
 3. Applicant letter dated 29.01.2020 & 03.02.2020.

*Accs copy
 issued
 10/3/2020*

The proposal received in the reference 1st cited for laying out of house sites in S.No.7/2, 8, 9/1 & 2, 10/1A, 1B & 2, 11/1A, 1B, 2A & 2B, 12/1A, 1B, 1C, 1D, 2A & 2B, 13/6B, 10, 11 & 12, 21/2A & 2B, 22/1A, 1B, 2B, 3A & 3B and 32/1A, 2 & 3 of Seemapuram Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit was examined and layout has been prepared to satisfy the Tamil Nadu Combined Development & Building Rules, 2019 requirements and taking into account of the existing developments around / future demand for circulation in the area. You are requested to remit the following charges by **two** separate Demand Drafts of a Nationalized Bank in Chennai City drawn in favour of **Member Secretary, CMDA, Chennai-8**, at cash counter (between 10.00 a.m. to 4.00 p.m.) in CMDA and produce the duplicate copy of the receipt to the Layout Division in CMDA or you may also remit the following charges through online gateway payment in Indusind Bank A/c.No.100034132198 & IFSC Code No.INDB0000328 and inform the same to this office.

i)	Development charges for land under Sec.59 of T&CP Act 1971	Rs.2,75,000/- (Rupees Two Lakh and Seventy Five Thousand only)
ii)	Layout preparation charges	Rs.1,52,000/- (Rupees One Lakh and Fifty Two Thousand only)
iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	NA
v)	Open Space Reservation Charges under DR Annexure XX (i.e) equivalent land cost in lieu of the land to be reserved and handed over)	Does not arise (since OSR area of 6494 sq.m. has been reserved in the layout)

For ASHOK NANDANAM PROPERTIES PRIVATE LIMITED



Director

2. You are also requested to remit a sum of **Rs.500/- (Rupees Five Hundred only) in cash towards contribution to Flag Day.**

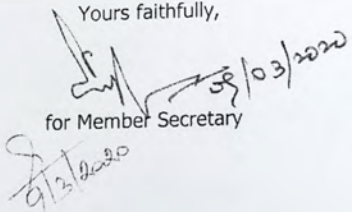
3. Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due.

4. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

5. You are also requested to furnish the legal opinion on the present ownership for the site under reference issued by a Government Pleader / Additional Government Pleader / Special Government Pleader in the prescribed format i.e. as per Annexure-C as called for in the reference 2nd cited.

6. On compliance / fulfillment of the above payments, the skeleton plan showing road space, park area and public purpose site-1 (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Sholavaram Panchayat Union & the public purpose site-2 (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintending Officer, CEDC / West, TANGEDCO @ 110 KV SS Complex, Thirumangalam, Anna Nagar, Chennai-40.

Yours faithfully,

 03/03/2020
for Member Secretary

Copy to:-

1. **The Commissioner**
Sholavaram Panchayat Union
Sholavaram, Chennai – 600 067.
2. **The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.

For ASHOK NANDAVANAM PROPERTIES PRIVATE LIMITED


Director

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 13304

PPD No. 42
LO No. 2020

Date of Permit... 10/06/2020

File No. 1/564/2020

M/s.Ashok Nandavanam Properties Pvt. Ltd.,
GPA on behalf of M/s.Vishnusurya Projects and Infra
Pvt. Ltd.(Formerly Known as M/s.Vishnusurya Logistics
Pvt. Ltd.,) 11, F-Block, 2nd Main road, Anna Nagar East,
Chennai - 600 102.

Name of Applicant with Address.

Date of Application... 13/01/2020

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

SITE ADDRESS - Planning Permission for Proposed laying out of house sites comprised in S.No.7/2, 8, 9/1 & 2, 10/1A, 1B & 2, 11/1A, 1B, 2A & 2B, 12/1A, 1B, 1C, 1D, 2A & 2B, 13/6B, 10, 11 & 12, 21/2A & 2B, 22/1A, 1B, 2B, 3A & 3B and 32/1A, 2 & 3 of Seemapuram village, Ponneri taluk, Thiruvallur District, Sholavaram Panchayat Union Limit.

Development Charge paid Rs. ₹ 2,75,000/- Challan No. B-16192 Date 10/03/2020

PERMISSION is granted to the layout/~~sub-division~~ of lar /
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

For ASHOK NANDAVANAM PROPERTIES PRIVATE LIMITED

Director

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

Re.No. 774/2020/A3

Date: -08-2020

Sub: Layout- Chennai Metropolitan Development Authority —Planning Permission
Layout of House sites in S.No. 7/2, 8, 9/1 & 2, 10/1A, 1B & 2, 11/1A, 1B, 2A &
2B, 12/1A, 1B, 1C, 1D, 2A & 2B, 13/6B, 10, 11 & 12, 21/2A & 2B, 22/1A, 1B,
2B, 3A & 3B and 32/1A, 2 & 3 – total extent 89678 Sq.m of Seemapuram
Village in Seemavaram Panchayat – Approved order issued.

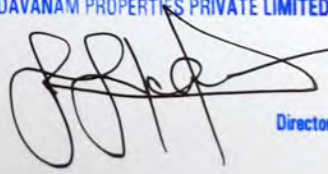
- Ref:**
1. M/s. Ashok Nandhavanam Properties Pvt Ltd., GPA on behalf of M/s. Vishnusurya Projects and Infra Pvt.Ltd.(Formerly Known as M/s. Vishnusurya Logistics pvt.Ltd.), Application dated: 29.01.2020
 2. Member Secretary, CMDA letter No.L1/564/2020 dated: 09.03.2020
 3. Gift deed received from Applicant , Registered at Sub-Register office. Redhills document No. 3107/2020. Dt: 13.05.2020
 4. Member Secretary, CMDA letter No.L1/564/2020 Dt: 10.06.2020

ORDER:

Permission sought by the applicant M/s. Ashok Nandhavanam Properties Pvt Ltd., GPA on behalf of M/s. Vishnusurya Projects and Infra Pvt.Ltd.(Formerly Known as M/s. Vishnusurya Logistics pvt.Ltd.) .No.11F-Block, 2nd Main Road,Anna Nagar East,Chennai-600102 for the laying out the house sites in S.No. 7/2, 8, 9/1 & 2, 10/1A, 1B & 2, 11/1A, 1B, 2A & 2B, 12/1A, 1B, 1C, 1D, 2A & 2B, 13/6B, 10, 11 & 12, 21/2A & 2B, 22/1A, 1B, 2B, 3A & 3B and 32/1A, 2 & 3 of Seemapuram village in Seemapuram Panchayat with the total extent 89678 Sq.m. is approved subject to the conditions specified below in the approval of the Member Secretary, C.M.D.A. Chennai letters received 2nd and 4 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. L1/564/2020 dated: 10.06.2020and subjected to the conditions over leaf of Member Secretary, Chennai Planning permission No.13804 Dt:10.06.2020.
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. The approved plans are enclosed.

For ASHOK NANDAVANAM PROPERTIES PRIVATE LIMITED


Director
29/08/2020


COMMISSIONER
PANCHAYAT UNION SHOLAVARAM

Encl:

1. Plan PPD/LO No.42/2020 Dt:10.06.2020
2. Conditions Specified in Member Secretary, C.M.D.A permit No.13804 Dt:10.06.2020
3. Conditions Specified in Annexure enclosed in the Secretary C.M.D.A, Chennai. Letter No L1/564/2020 dated: 10.06.2020

To

M/s. Ashok Nandhavanam Properties Pvt Ltd.,
GPA on behalf of M/s. Vishnusurya Projects
and Infra Pvt.Ltd., (Formerly Known as
M/s. Vishnusurya Logistics pvt.Ltd.)
11, F-Block, 2nd MainRoad,
Anna Nagar East, Chennai-600 102

Copy to The president, Seemapuram Panchayat.

DD No. 105632 / 18-08-2020

Rs. 6.44.000/-

For ASHOK NANDAVANAM PROPERTIES PRIVATE LIMITED



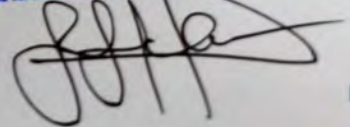
Director

ANNEXURE

LAYOUT CONDITION ACCOMPANYING SUB-DIVISION OF LANDS IN S.No. 7/2, 8, 9/1 & 2, 10/1A, 1B & 2, 11/1A, 1B, 2A & 2B, 12/1A, 1B, 1C, 1D, 2A & 2B, 13/6B, 10, 11 & 12, 21/2A & 2B, 22/1A, 1B, 2B, 3A & 3B and 32/1A, 2 & 3 of OF SEEMAPURAM VILLAGE, 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.42/2020 approved in this office Ir.No. L1/564/2020 dated: 10.06.2020 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, sewerred 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 housed 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.

For ASHOK NANDAVANAM PROPERTIES PRIVATE LIMITED



Director

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, 1 to 476 plots [Regular Plots (1 to 476) and E.W.S Plots 10785 Sq.m. (477 to 644)] (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)

[Handwritten Signature]
COMMISSIONER
PANCHAYAT UNION, SHOLAVARAM.

[Handwritten Signature]
20/07/2020

[Handwritten Signature]
20/07/2020

For ASHOK NANDAVANAM PROPERTIES PRIVATE LIMITED

[Handwritten Signature]

Director