



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™





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-1/9313/2022

Dated: 12.10.2022

To

The Commissioner
Tambaram Corporation,
Tambaram - 600 045,
Chengalpet District.

Sir,

Sub: CMDA- APU - Layout Division - Proposal for Sub-division of house sites for the property comprised in T.S.No.19/2 comprising O.S.No.211 of Tambaram Village, Tambaram Taluk, Chennai District, Tambaram Corporation Limit - Approved - Reg.

- Ref:
1. Planning Permission Application for sub-division of house sites received in CMDA vide SBC No. CMDA/PP/Layout-1/9313/2022 dated 13.06.2022.
 2. This office letter even No. dated 13.07.2022 addressed to the applicant.
 3. This office letter even No. dated 13.07.2022 addressed to the CE, PWD, WRD, Chennai Region.
 4. Applicant letter dated 21.07.2022 & 16.08.2022.
 5. This office DC Advice letter dated 26.08.2022 addressed to the applicant.
 6. The CE, WRD, PWD, Chennai Region letter No.DB/T5(3)/F.8728/NOC - Tambaram Village/2022 dated 26.09.2022.
 7. Applicant letter dated 28.09.2022 enclosing the receipt for payments.
 8. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 10. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for Sub-division of house sites for the property comprised in T.S.No.19/2 comprising O.S.No.211 of Tambaram Village, Tambaram Taluk, Chennai District, Tambaram Corporation Limit was examined and the layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 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

TRUE COPY



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 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.2,367/-	CMDA/PP/Ch/7746/2022 dated 13.06.2022
Development charge	Rs.12,000/-	B-0022216 dated 27.09.2022
Sub-division Preparation charge	Rs.2,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No. 137/2022 dated 12.10.2022**. Three copies of layout plan and planning permit No. 15144 are sent herewith for further action.

5. You are requested to ensure the 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 sub-division.

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 9th & 10th cited.

Yours faithfully,

[Signature]
for Senior Planner, Layout.

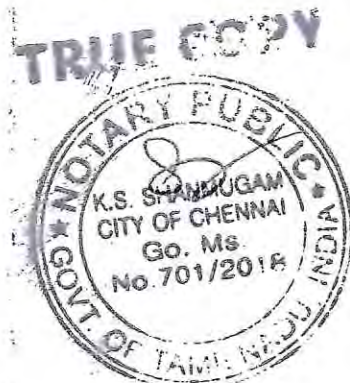
End: 1. 3 copies of layout plan.

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

Copy to: 1. M/s.VGN Projects Estates (P) Ltd.,
No.153, Wallace Garden 2nd Street,
Nungambakkam,
Chennai - 600 006.

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).



- 471
4. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.
 5. Stock file /Spare Copy.

K.S. Shanmugam
K.S. SHANMUGAM
ADVOCATE & NOTARY PUBLIC
EGMORE COURT
ADVOCATE ASSOCIATION
EGMORE, CHENNAI-600 008
Call : 98413 59235

TRUE COPY



**Proceedings of the Commissioner of
TAMBARAM CITY MUNICIPAL CORPORATION**

PRESENT: ELANGO VAN M

Dated : 07-Dec-2022

Sub: TOWN PLANNING - TAMBARAM CITY MUNICIPAL CORPORATION

C.No : 009/Z4/06/22-23/0000424

P.P.No : 162/2022/Z4

Name of applicant : VGN PROJECTS ESTATES PRIVATE LIMITED ,
MAIN ST -KURUNJI NAGAR, WEST TAMBARAM .
Old S.No 211 of TAMBARAM Village -Approved -Regarding.

ORDER

Permission is hereby granted to Mr/Mrs VGN PROJECTS ESTATES PRIVATE LIMITED to Sub-Division Old S.No.211, Ward D, Block 41, TS.No.19/2 of TAMBARAM Village, MAIN ST -KURUNJI NAGAR, WEST TAMBARAM Into 2 plots Sub Divisions Charges : 20780.00, Service Request No : 009/Z4/3/22-23/0007803, Date : 02/Dec/2022 subject to the following condition. The approved plans are sent herewith.

The Sub-Division of plot should be in accordance with the approved plan.

Encl: Approved Plan

To

M/s. VGN PROJECTS ESTATES
PRIVATE LIMITED
MAIN ST -KURUNJI NAGAR,
WEST TAMBARAM

[Signature]
For Commissioner,
TAMBARAM CITY MUNICIPAL
CORPORATION

[Signature]
7/12/2022

[Signature]
K.S. SHANMUGAM
ADVOCATE & NOTARY PUBLIC
EGMORE COURT
ADVOCATE ASSOCIATION
EGMORE, CHENNAI-600 008
Cell : 98413 59235

TRUE COPY





325

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

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

File No. : CMDA/PP/NHRB/S/0092/2023
Planning Permission No. : OL-PP/NHRB/0211/2023
PermitNo. : OL-00344 **Date of Permit:** 09.06.2023

Name of Applicant with Address : M/s.VGN Property Developer Private Limited Represented by its Senior Manager A.Rangappan No.153, Wallace Garden, 2nd Street, Nungambakkam, Chennai 600006. Mobile No. :9840703432 Email ID :rameshbabu.m@vgn.in

Date of Application : 13.02.2023

Nature of Development: Building : proposed construction of Stilt floor + 3 floors (Height-12.0m)
Residential Building with 12 dwelling units

Site Address : Plot No.2 (As per CMDA Subdivision), Tambaram, Chennai 600045 comprised in Old S.No.211 and T.S.No.19/2 (Part), Block No.41, Ward D of Tambaram Village, Tambaram Taluk within the limit of Tambaram Municipal Corporation

Development Charge Paid : Rs.26,000/- (Rupees Twenty Six Thousand only)

Receipt No : CMDA/PP/Ch/10960/2023, Dated.08.06.2023

Permission is granted to the building according to the authorized copy of the plan attached hereto and subject to the condition mentioned below.

The permit expires on **08.06.2031**. The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then fresh Planning Permission Application has to be submitted for continuing the construction work. The Rules that may be currently in force at that time will be applicable.

Yours faithfully



Digitally signed by M
S SANTHOSH KUMAR
Date: 2023.06.09
14:13:55 +05'30'

For **MEMBER SECRETARY**

பெயர்: கட்டிட அனுமதி தாம்பரம் மாநகராட்சி கிராமம், நகரளவு எண்: 19/2 தொகுதி: D,

பகுதி: 41, கதவுமறை எண்: T.S.No.19/2 கட்டிட அனுமதி வழங்கி உத்தரவிடுதல்

பார்வை: வி.ஜி.என். ப்ராஜெக்ட்ஸ் எஸ்டேட்ஸ் பிரைவேட் லிமிடெட் என்பவரது 09-Aug-2023ம் தேதிய விண்ணப்பம்.

மண்ணின் பரப்பளவு-8073.000 சதுர அடி.

S.No	Build Floor Name	UsageName	BuildupSqft
1	Stilt Floor	RESIDENTIAL	5244.530
2	First Floor	RESIDENTIAL	5244.530
3	Second Floor	RESIDENTIAL	5244.530
4	Third Floor	RESIDENTIAL	5244.530
Total Sqft			20978.120

செலுத்தப்பட்ட கட்டணங்களின் விவரம் பின்வருமாறு

S.No	கட்டணம்	தொகை ரூ.
1	பாதாள சாக்கடை முன்வைப்புத் தொகை	300000.00
2	குடிநீர் இணைப்பு முன் வைப்புத் தொகை	36000.00
3	Flag Day Collection Fund	12000.00
4	கட்டிட உரிமையாணைக் கட்டணம்	343000.00
5	தொழிலாளர் நல நிதி கட்டணம்	472000.00
6	மழைநீர் சேகரிப்பு முன் வைப்புத் தொகை	24500.00
Total Amount		1187500.00

Receipt No	Receipt Date	Amount	Payment Mode
009/CP/23-24/0067723	14/Sep/2023	1187500.00	Online

Fees Description	DD/Challan No	DD/Challan Date	Amount
------------------	---------------	-----------------	--------

உத்தரவு:

2008ம் ஆண்டின் தாம்பரம் மாநகராட்சி சட்டம் 275, 276- கட்டிடம் கட்ட உத்தேசிக்கப்பட்டுள்ள கிராமம்:கதவுமறை எண்:2, தாம்பரம், தாம்பரம், தொகுதி: D, பகுதி: 41 நகரளவு எண்: 19/2 pt. உள்ள இடத்தை அங்கீகரித்து வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மாறுதல் கட்டிடம்/ கூடுதல் கட்டிடம்/ புதுப்பித்து கட்டிக்கொள்ள கீழ்க்கண்ட நிபந்தனைகளுடன் அனுமதி வழங்கப்படுகிறது. அங்கீகரிக்கப்பட்ட வரைபடங்களின் ஒரு தொகுப்பு இத்துடன் இணைக்கப்பட்டுள்ளது. கட்டிடம் கட்ட குறித்த இடத்தில் கட்டடத்தை வரைபடத்தில் வரைந்துள்ளபடி/ திருத்தப்பட்டபடி கீழ்க்கண்ட நிபந்தனைகளுக்கு உட்பட்டு 15/09/2023 தேதியில் இருந்து 14/09/2028 தேதிக்குள் கட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.

பெறுபவர்,

வி.ஜி.என். ப்ராஜெக்ட்ஸ் எஸ்டேட்ஸ் பிரைவேட் லிமிடெட்
153, Wallace Garden, 2nd Street, Nungambakkam, Chennai-6.

ஆணையாளர்
தாம்பரம் மாநகராட்சி
ZONE 4,

நகல்: இளம் / உதவி பொறியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட தேதியை தெரிவிக்க
நகல்: வருவாய் உதவியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட பின்னர் கட்டிடத்திற்கு வரிவிதித்து
வரிவிதிப்பு எண்ணை தெரிவிக்க
நகல்: வருவாய் ரிபிவு அலுவலர்.





our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



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



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate