



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
PLANNING PERMIT

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

T No. 11561
Date of Permit 16/05/2018
PPD NO: 30/2018
Thiru. N. Krishnakumar &
Thiru. Hanish Kumar Bhandari,
File No. L1/14709/2017
NO: 34, Vaishnavi Nagar
4th Street, Avadi,
Chennai - 600 109.
Name of Applicant with Address
Date of Application 10/10/2017

Nature of Development: Layout/~~Sub-division of Land/Building construction/Change in use of Land/Building~~
Laying out of house sites in S NO: 154/1B, 2, 3A
& 3B of Sembelivaram village, Ponneri
Taluk, Thiruvallur District, Sholavaram
Site Address
Division No. Panchayat Union

Development Charge paid Rs. 6,500/- Challan No. B-006565 Date 05.02.2018

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
10/05/18

ந.க.எண்: 361/2018/அ3

சோழவரம் ஊராட்சி ஒன்றியம்
நாள்: 06.2018

கடிதகுறிப்பு

பொருள்: கட்டிட வரைபட அனுமதி - சோழவரம் ஊராட்சி ஒன்றியம் - ஆங்காடு ஊராட்சி - செம்புலிவரம் கிராமம் - சர்வே எண். 154/1B,2,3A & 3B - 14 எண்ணிக்கையிலான குடியிருப்பு மனைப்பிரிவு அமைத்திட (Layout of House sites) - கட்டிட வரைபட அனுமதி வழங்க கட்டணங்கள் வங்கி வரைவுகளாக செலுத்த தெரிவித்தல் - சார்பு.

பார்வை: உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுவும், சென்னை -08 அவர்களின், ந.க. எண்.L1/14709/2017 நாள். 16.05.2018.

>>>>> X <<<<<

சோழவரம் ஊராட்சி ஒன்றியத்தைச் சார்ந்த, சர்வே எண். 154/1B,2,3A & 3B - 14 எண்ணிக்கையிலான குடியிருப்பு மனைப்பிரிவு அமைத்திட (Layout of House sites) கட்டிட வரைபட அனுமதி கோரப்பட்டுள்ளது.

மேற்படி மனையை திட்ட வரைபட அலுவலர், சென்னை பெருநகர வளர்ச்சி குழு மற்றும் அவர்கள் ஆய்வு செய்து கீழ்க்கண்ட கட்டணங்களை வங்கி வரைவுகளாக மனுதாரரிடம் பெற்ற பிறகு திட்ட அனுமதி வழங்கலாம் என தெரிவித்துள்ளார். எனவே கீழ்க்குறிப்பிட்டவாறு வங்கி வரைவுகளை தேசியமயமாக்கப்பட்ட வங்கியில் பெற்று 10 நாட்களுக்குள் சமர்ப்பிக்க தெரிவிக்கப்படுகிறது.

**I. CMDA செலான் மூலம் செலுத்தப்பட்ட விவரம் கீழ்க்கண்டவாறு
(The Member Secretary CMDA, Chennai 08)**

1. Development Charges (DC) (Receipt No. & Date - B - 006565 dated 05.02.2018)	::	Rs. 6,500/-
2. Layout Preparation Charges (Receipt No. & Date - B - 006565 dated 05.02.2018)	::	Rs. 4,500/-
3. Layout / Scrutiny Charges (Receipt No. & Date - B - 005780 dated 10.10.2017)	::	Rs. 3,500/-
4. Contribution to Flag Day Fund (Receipt No. & Date - B - 006566 dated 05.02.2018)	::	Rs. 500/-
Total	::	Rs. 14,500/-

II. வங்கி வரைவுகளாக செலுத்தப்பட வேண்டியவை.

1. The Special Officer Angadu Panchayat	::	Rs. 14,000/-
2. Armed force Flag Day Fund	::	Rs. 10,000/-
3. Inspection fees = 2000/-	} Commissioner Panchayat Union Sholavaram "	Rs. 17,000/-
4. Planning Permit = 1000/-		
5. Panchayat Union		
Charges=14000/-		

III. Bharat Ratna Dr. M.G.R Centenary Celebration 2017 Stamp

" The Commissioner Panchayat Union Sholavaram (separate DD) " :: Rs. 10,000

பெறுநர்,
திரு. ஹரிஷ் குமார் பண்டாரி
திரு. N. கிருஷ்ணகுமார்,
எண். 34, வைஷ்ணவி நகர்,
4 வது தெரு, ஆவடி,
சென்னை - 118

சோழவரம் ஊராட்சி ஒன்றியம்
21.6.18

	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. L1/14709/2017

Dated: 16.05.2018

To

The Commissioner
 Sholavaram Panchayat Union
 Sholavaram,
 Chennai - 67.

Sir,

- Sub: CMDA – Area Plans Unit - Layout Division - Planning Permission Application – Layout of house sites in S.No.154/1B, 2, 3A & 3B of Sembulivaram village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit - Approved – Reg.
- Ref: 1. Planning Permission Application for laying out plots received vide reference APU No. L1/2017/000708 dated 10.10.2017.
 2. This office DC Advice letter even No. dated 29.01.2018 addressed to the applicant.
 3. Applicant letter dated 05.02.2018 enclosing the receipts of payment.
 4. This office letter even No. dated 09.02.2018 addressed to the Commissioner, Sholavaram Panchayat Union.
 5. Letter in RC.No.361/2018/A3 dated 14.03.2018 received from the Commissioner, Sholavaram Panchayat Union enclosing the copy of gift deed registered as Doc.No.1631/2018 dated 06.03.2018 @ SRO, Red hills.
 6. Applicant letter dated 12.04.2018.
 7. G.O.No.112, H&UD Department dated 22.06.2017.
 8. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed laying of house sites in in S.No.154/1B, 2, 3A & 3B of Sembulivaram village, Ponneri Taluk, Thiruvallur District, Sholavaram 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.

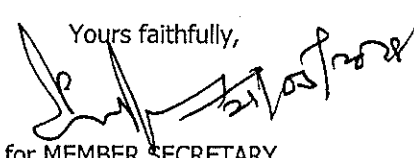
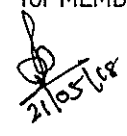
3. The applicant in the reference 3rd cited has remitted the following charges / fees as called for in this office letter 2nd cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 3,500/-	B-005780 dated 10.10.2017
Development Charge for land	Rs. 6,500/-	B-006565 dated 05.02.2018
Layout Preparation charges	Rs. 4,500/-	
Contribution to Flag Day Fund	Rs. 500/-	B-006566 dated 05.02.2018

4. The approved plan is numbered as **PPD/LO. No.30/2018**. Three copies of layout plan and **Planning Permit No.11561** are sent herewith for further action.

6. You are requested to ensure that Roads and Park area are formed and the LT line is shifted as shown in the plan before sanctioning the layout.

7. 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 7th & 8th cited.

Yours faithfully,

for 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. Thiru.N.Krishnakumar & Thiru.Harish Kumar Bhandari,
No. 34, Vaishnavi Nagar 4th Street,
Avadi,
Chennai – 600 109.

2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. Stock file /Spare Copy



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