



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. L1/429/2019

Dated: 29.04.2019

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Laying out of house sites in S.No.494/2B of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit - Approved - Reg.

- Ref:
1. The Layout proposal received in CMDA vide APU No. L1/2019/000001 dated 02.01.2019.
 2. This office letter even No. dated 21.01.2019 addressed to the applicant.
 3. Applicant letter dated 15.02.2019.
 4. This office letter even No. dated 08.03.2019 addressed to the SRO, Padappai.
 5. The Sub-Registrar, Padappai letter No.8/2019 dated 11.03.2019.
 6. This office DC advice letter even no. dated 13.03.2019 addressed to the applicant.
 7. Applicant letter dated 19.03.2019 enclosing the receipt of payments.
 8. This office letter even No. dated 21.03.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the Skeleton plan.
 9. The Commissioner, Kundrathur Panchayat Union letter Rc.No.2608/2019/A3 dated 09.04.2019 enclosing the Gift Deed for handing over of road area registered as Document No.2445/2019 dated 04.04.2019 @ SRO, Padappai.
 10. G.O.(Ms) No.112, H&UD Department dated 22.06.2017.
 11. The 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 out of house sites for the property comprised in S.No.494/2B 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.

3. 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.

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

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 12,000/-	B-008740 dated 28.12.2018
Development charges for land	Rs. 25,000/-	B-009902 dated 19.03.2019
Layout Preparation charges	Rs. 13,000/-	
OSR charges (for 270 sq.m.)	Rs.17,55,000/-	
Contribution to Flag Day Fund	Rs. 500/-	649469 dated 19.03.2019

5. The approved plan is numbered as **PPD/LO. No. 55/2019**. Three copies of layout plan and planning permit **No.12374** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan, before sanctioning and release of 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 10th & 11th cited.

Yours faithfully,

for Senior Planner, MSB

End: 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.C.B.Senthil Madhavan,
New No.24, Old No.4, Chandrappa Mudali Street,
Sowcarpet,
Chennai - 600 079.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. Stock file /Spare Copy

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 12374

Date of Permit 29/4/2019

PPD No. 55
Lo. 2019

Thiru. G.B. Senthil Madhavan

File No. L1/429/2019

New No. 24, Old No. 4,
Chandrappa Mudali Street,

Name of Applicant with Address... Saccampet, Chennai-79.

Date of Application 02-01-2019

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

Site Address... Laying out of house sites in
S. No. 434/2B of Vondharjapuram...

Division No... Village, Sripurambudhur Taluk,
Kanchipuram District, Kanchipuram
Panchayat Union.

Development Charge paid Rs 25,000/- Challan No. B-0099021 Date 19.3.2019

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 violation to the approved
plan and in violation of rules. Planning permit will not be renewed.

For MEMBER SECRETARY

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

அவர்களின் செயல்முறைகள்

முன்னிலை : திரு. சி. க. தண்டபாணி

மு.மு.எண் : 14/ 2019-2020

நாள் : 20-05-2019

பொருள் : வரைபட அனுமதி - வரதராஜபுரம் ஊராட்சி ச.எண்.494/2B-ல் மனைப்பிரிவு அனுமதி அளித்து உத்தரவிடல்.

பார்வை : 1. செ.பெ.வ. குழுவும் கடித எண்.L1/429/2019 நாள்.29.04.2019
2. குன்றத்தூர் ஊராட்சி ஒன்றிய ஆணையர் கடிதம் ந.க. எண்.13483/2018/அ3
நாள்.20.02.2019

உத்தரவு:-

பார்வை 2ல் காணும் கடிதத்தின்படி ஊராட்சி ச.எண். 494/2B-ல் திட்ட அனுமதி அளித்து உத்தரவிடப்பட்டுள்ளது. மேற்படி மனைப்பிரிவு மனுதாரர் C.B.செந்தில்குமார் என்பவருக்கு கீழ்க்காணும் நிபந்தனைகளின்படி அனுமதி அளித்து உத்தரவிடப்படுகிறது.

மனைப்பிரிவு கட்டணமாக ஒப்பீடு செய்தல் கட்டணமாக ரூ. 60,000/-

(ரூபாய் அறுபதாயிரம் மட்டும்.) செலான் எண்.30764 நாள்.20-05-2019 செலுத்தப்பட்டுள்ளது. அனுமதிக்கப்பட்ட மொத்த மனைகள்.

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'X10' (Spray) பகுதியாக ஒதுக்கப்பட வேண்டும்.
5. எந்தவித அனுமதியும் இன்றி அங்கீகரிக்கப்பட்ட மனைப் பிரிவினோ / மனை உட்பிரிவினோ எவ்வித மாற்றமும் செய்தல் கூடாது.
6. மேலும் இவர் பிற்காலத்தில் அரசுக்கு ஏதேனும் இழப்பு ஏற்படும் தருவாயில் அதற்குண்டான தொகையினையும் தெரிவிக்கும்போது வட்டியுடன் கட்டுவதாகவும் உறுதி அளிக்கப்பட்டுள்ளதின் பேரில் வரைமுறைப்படுத்தி அனுமதி அளிக்கப்படுகிறது.

C.B.செந்தில்குமார்
ப.எண்.4, பு.எண்.24, சந்திர மௌலி தெரு,
செளகார்பேட்டை, சென்னை- 600 079.

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

20/5/19



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