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Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERMIT No. 12731

PPD NO. 109  
LO 2019

Date of Permit 14/10/2019

M/s. Prince Foundation Ltd (PFA)  
Rep. by its Authorised Signatory  
Thiru. Devesh. Bhava on behalf of  
Tvl. Mukesh. T. Chandan & 3 others

File No. L1/10433/2018

Name of Applicant with Address  
No. 61, Ormes Road, Kilpauk, Ch-600 010

Date of Application 14/06/2018

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

PP for Laying out of Industrial plots (Orange & Green category of Industry) in the property

Site Address bearing Door No. 1, K.M.A. Garden Road, Chinnanchimadam, Kodungaiyur, Ch-600 118 comprised in old S. Nos 65PE, Division No. 66/1 part, 2 part & 3 and 67 part, T.S. No. 105/24, 105/25, 105/26 & 105/27, Block No. 14 of Kodungaiyur Village, Perambur Taluk, Chennai District, Greater Chennai Corporation Limit

Development Charge paid Rs. 25,000/- B-11535 13/05/2019  
Challan No. Date

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



Letter No. L1/10433/2018

Dated: 14.10.2019

To

**The Commissioner**

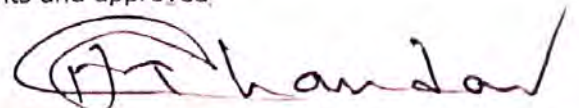
Greater Chennai Corporation  
Ripon Building,  
Chennai - 600 003.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -  
Laying out of industrial plots for Orange and Green category of  
Industries in the property bearing Door No.1, K.M.A. Garden Road,  
Chinnandimadam, Kodungaiyur, Chennai - 600 118 comprised in Old  
S.Nos.65 part, 66/1 part, 2 part & 3 and 67 part, T.S.No.105/24,  
105/25, 105/26 & 105/27, Block No.14 of Kodungaiyur Village,  
Perambur Taluk, Chennai District, Greater Chennai Corporation limit -  
Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2018/000114 dated 14.06.2018.
  2. Minutes of the CSO Meeting held on 28.01.2019.
  3. This office letter even No. dated 05.02.2019 addressed to the Tahsildar, Perambur Taluk.
  4. This office letter even No. dated 19.02.2019 addressed to the SRO, Madhavaram.
  5. Sub-Registrar, Madhavaram letter No.20/2019 dated 20.02.2019 enclosing the GLV of the site.
  6. This office DC Advice letter even No. dated 25.02.2019 addressed to the applicant.
  7. Applicant letter dated 16.04.2019.
  8. This office letter even No. dated 25.04.2019 addressed to the applicant
  9. Applicant letter dated 13.05.2019 enclosing the receipts for payments..
  10. This office letter even No. dated 20.05.2019 addressed to the Commissioner, Greater Chennai Corporation enclosing the Skeleton Plan.
  11. The Executive Engineer, Works Department, Greater Chennai Corporation in letter W.D.C.No. D1 / LA / SD / WDCN 04 / 00290/2019 dated 25.09.2019 enclosing the Gift deed for Road area registered as Doc.No.4034/2019 dated 27.06.2019 @ SRO, Madhavaram.
  12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  13. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the laying out of industrial plots in the property bearing Door No.1, K.M.A. Garden Road, Chinnandimadam, Kodungaiyur, Chennai - 600 118 comprised in Old S.Nos.65 part, 66/1 part, 2 part & 3 and 67 part, T.S.No.105/24, 105/25, 105/26 & 105/27, Block No.14 of Kodungaiyur Village, Perambur Taluk, Chennai District, Greater Chennai Corporation limit was examined and layout plan has been prepared to satisfy the Development Regulations 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 9<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 6<sup>th</sup> cited:

| Description of charges     | Amount         | Receipt No. & Date         |
|----------------------------|----------------|----------------------------|
| Scrutiny fee               | Rs.10,000/-    | B-007434 dated 08.06.2018  |
| Development Charge         | Rs.25,000/-    | B-0011535 dated 13.05.2019 |
| Layout Preparation charge  | Rs. 7,000/-    |                            |
| Regularization Charge      | Rs.5,60,000/-  |                            |
| OSR Charge (for 450 sq.m.) | Rs.81,15,000/- |                            |
| Flag Day Fund              | Rs.500/-       | 649565 dated 13.05.2019    |

4. The approved plan is numbered as **PPD/LO. No.109/2019 dated 14.10.2019**. Three copies of layout plan and planning permit **No.12731** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and release of 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 12<sup>th</sup> & 13<sup>th</sup> cited.

Yours faithfully,

for Chief Planner, MSB/Layout

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. M/s.Prince Foundation Ltd. (POA)  
represented by its Authorised Signatory  
Thiru.Devesh Bhuvu on behalf of  
Tvl.Mukesh.T.Chandan & 3 Others,  
No.61, Ormes Road,  
Kilpauk, Chennai - 600 010.  
2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved layout p  
3. Stock file /Spare Copy

Chandan



பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

திட்ட அனுமதி

Planning Permission

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 49வது பிரிவின் படி)  
(Sec 49 of T & C.P Act 1971)

| திட்ட அனுமதி எண்(Planning Permit No)                                    |               | SD/WDCN04/00290/2019                                                                                                                                    |                                      |
|-------------------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| மண்டலம்/ Zone                                                           | கோட்டம்/ Ward | அனுமதி நாள்/ Approval Date                                                                                                                              | மனுபெறப்பட்ட நாள் / Application Date |
| N04                                                                     | N034          | 31/10/2019                                                                                                                                              | 28/05/2019                           |
| மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address |               | MS PRINCE FOUNDATION LTD POA REPRESENTED BY ITS AUTHORISED SIGNATORY THIRU DEVESH BHUVA-NO.61, ORMES ROAD, KILPAUK, CH-10                               |                                      |
| சேவையளிக்கும் தன்மை / Service Type                                      |               | Layout of Land - layout approval                                                                                                                        |                                      |
| மனை அமைவிடம் / Plot address                                             |               | Door No:CHINNANDIMADAM,Block No:14,Plot No:-, Survey No:T.S.NO.105/24, 25, 26 & 27, K.M.A. Garden,K.M.A.Garden,Kodungaiyur,Kodungaiyur, CHENNAI, 600118 |                                      |
| CMDA Development Charges                                                |               | 100                                                                                                                                                     |                                      |
| மொத்தக் கட்டணம்/Total (In Rs.)                                          |               | 100                                                                                                                                                     |                                      |

Amount (in words): Rupees One Hundred Only

C.M.D.A. DD Details : DD Number: 001700 Amount: 100 Rs. Date:24/10/2019 Bank:HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Layout of Land - layout approvalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

31/10  
Assistant Executive Engineer (T.P.)

31/10  
Executive Engineer (T.P.)

handan



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.



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



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### **Compliance & Special Services**

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### **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

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OMR Thoraipakkam,  
Chennai, India

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[+91 9996 12 9996](tel:+919996129996)  
[www.verified.realestate](http://www.verified.realestate)