



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. L1/19378/2018-1

Dated: 21.10.2019

To

The Commissioner
Greater Chennai Corporation
Ripon Building,
Chennai – 600 003.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Layout of house sites in Old S.Nos.235/2 part & 3 part, 236/1 part, 2
& 3A part, present T.S.Nos.2 part & 3 part, Ward-I, Block No.68 of
Padikuppam Village, Ambathur Taluk, Tiruvallur District, Greater
Chennai Corporation limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in APU No.L1/2018/000264 dated 24.10.2018.
 2. This office letter even No. dated 16.11.2018 addressed to the C.E., PWD, WRD, Chennai Region.
 3. This office letter even No. dated 27.11.2018 addressed to the applicant.
 4. Applicant letter dated 29.11.2018 & 06.12.2018.
 5. This office DC advice letter even No. dated 28.12.2018 addressed to the applicant.
 6. Applicant letter dated 02.01.2019 enclosing the receipt for payments.
 7. This office letter even No. dated 08.01.2019 addressed to the Commissioner, Greater Chennai Corporation enclosing the skeleton plan.
 8. The C.E., PWD, WRD, Chennai Region in letter No.DB/T5(3)/F – I - Padikuppam/2019 dated 05.02.2019.
 9. The C.E., PWD, WRD, Chennai Region in letter No.DB/T5(3)/F – I - Padikuppam/2019 dated 21.02.2019 amending certain conditions mentioned in their previous letter dated 05.02.2019.
 10. Applicant letter dated 19.06.2019 enclosing revised layout plan.
 11. This office letter even No. dated 08.07.2019 addressed to the Commissioner, Greater Chennai Corporation enclosing the Skeleton Plan.
 12. The Executive Engineer, Works Department, Greater Chennai Corporation in letter W.D.C.No.D1/LA/SD/WDCN07/00032/2019 dated 03.10.2019 enclosing the Gift deed for Road & Park area registered as Doc.No.5388/2019 dated 25.09.2019 @ SRO, Villivakkam.
 13. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 14. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the laying out of house sites comprised in Old S.Nos.235/2 part & 3 part, 236/1 part, 2 & 3A part, present T.S.Nos.2 part & 3 part, Ward-I, Block No.68 of Padikuppam Village, Ambathur Taluk, Tiruvallur District, Greater Chennai Corporation limit was examined and layout plan has been prepared to satisfy the Development Regulations requirements and approved. **For VGN HOMES PRIVATE LIMITED**

Director

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 6th cited has remitted the following charges / fees as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.43,800/-	B-008327 dated 24.10.2018
Development Charge	Rs.1,12,000/-	B-008765 dated 02.01.2019
Layout Preparation charge	Rs.40,000/-	
Regularization Charge	Rs.26,80,000.-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.113/2019 dated 21.10.2019**. Three copies of layout plan and planning permit **No.12735** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions as mentioned in the PWD letter in the reference 8th & 9th cited, 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 13th & 14th 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. M/s.VGN Homes Pvt. Ltd.,
PoA on behalf of M/s.V.Gurusamy Naidu & Co. Pvt. Ltd.,
No.333, Poonamallee High Road,
Aminjikarai, Chennai – 600 029.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan). **For VGN HOMES PRIVATE LIMITED**

 Director

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. 8th & 9th cited).
4. Stock file /Spare Copy

For VGN HOMES PRIVATE LIMITED


Director

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PF MIT-No. 12735

PPD No. 113
LO 2019

Date of Permit 21/10/2019

M/s. VGN Homes Pvt. Ltd.
PoA on behalf of M/s.
V. Gurusamy Naidu & Co.
Pvt. Ltd.,

File No. L1/19378/2018

Name of Applicant with Address No. 333, Poonamallee
High Road, Aminjikarai, Ch-60029

Date of Application 24/10/2018

Nature of Development : Layout/Sub-division of Land/Building cons-
truction/Charge in use of Land/Building

PP for Layout of house sites in Old
S. Nos. 235/2pt & 3pt, 236/1pt, 2
Site Address & 3Apt, Present T. S. Nos. 2pt & 3pt,
Ward - I, Block No. 68 of Padikupp
Division No. - am Village, Ambathur Taluk, Thiruvallur
District, Greater Chennai Corporation Limit.

Rs. 1,12,000/- B-8765 . 02/01/2019
Development Charge paid Rs. 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

For VGN HOMES PRIVATE LIMITED




Director



பெருநகர் சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department 11/19

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/WDCN07/00032/2019	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N07	N090	01/11/2019	22/01/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS VGN HOMES PVT LTD-NO.333, POONAMALLEE HIGH ROAD, AMINJIKARAI, CH-29	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Block No:68, WARD-I, Plot No:-, Survey No:T.S.NO:2PART & 3PART, ANBES STREET, PADI KUPPAM, PADI KUPPAM ROAD, Padi, CHENNAI,	
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: 822229 Amount: 100 Rs. Date:30/10/2019 Bank:ANDHRA BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

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

2-11/19

Assistant Executive Engineer (T.P.)

2-11/19

Executive Engineer (T.P.)

For VGN HOMES PRIVATE LIMITED

Director



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