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11

36/2

11

Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 12783

PPD / LO No. 21 / 2020

Date of Permit 06/03/2020

File No. L1/16977/2019

Name of Applicant with Address Thiru. R Rajkumar & Another
No. 36/33, K.K. Salai,
Kaveri Rangan Nagar
Saligramam
Chennai - 600 093.

Date of Application 10.10.2019

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

P.P for proposed laying out of house sites in the land comprised in S.No. 36/2

Site Address of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit

Division No.

₹ 27,000/- B-15141 09.12.2019

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

05/03/2020 16/03/2020

R. Raj L

J. Hemalatha

R. JAYASHANKARAN B.A., B.L.,
ADVOCATE & NOTARY
EGMORE COURT ADVOCATES ASSOCIATION
EGMORE, CHENNAI-600 008.

19

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. L1/16977/2019 **Dated: 06.03.2020**

36/2

To
The Commissioner,
Kundrathur Panchayat Union
@ Padappai – 601301,
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in the land comprised in S.No.36/2 of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit - Approved - Reg.

Ref:
1. PPA for laying out of house sites received in APU No.L1/2019/000237 dated 10.10.2019.
2. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/I-Varadharajapuram-III/2018/M dated 14.12.2018.
3. This office letter even No. dated 08.11.2019 addressed to the SRO, Padappai.
4. The SRO, Padappai letter No.08/2019 dated 15.11.2019 informing the prevailing GLV of the site.
5. This office DC Advice letter even No. dated 19.11.2019 addressed to the applicant.
6. Applicant letter dated 09.12.2019 enclosing the receipts for payments.
7. This office letter even No.-1 dated 11.12.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing a skeleton plan.
8. This office letter even No.-2 dated 11.12.2019 addressed to the Superintending Engineer, CEDC, Chengalpattu, TANGEDCO.
9. The Commissioner, Kundrathur Panchayat Union letter Rc.No.9840/2019/A3 dated 18.02.2020 enclosing a copy of Gift deed for Road area and PP-1 site registered as Doc.No.797/2020 dated 03.02.2020 @ SRO, Padappai.
10. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO letter No.SE/CEDC/CGL/AEE/GL/CHD/F.Land/D No.2005/19-20 dated 15.02.2020 enclosing a copy of Gift deed for PP-2 site area registered as Doc. No.798/2020 dated 03.02.2020 @ SRO, Padappai.
11. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
12. Secretary (H & UD and TNRERA) letter No.TNRERA/261/2017, dated 09.08.2017.

*****

R. Raj L
J. Hemalatha

The proposal received in the reference 1st cited for the proposed laying out of house sites in the land comprised in S.No.36/2 of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and 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

GOVERNMENT OF INDIA NOTARY
P. JAYACHANDRAN B.A., B.L.,
ADVOCATE & NOTARY
EGMORE COURT ADVOCATES ASSOCIATION
EGMORE, CHENNAI-600 008

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 6th cited as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 15,000/-	B 0014335 dated 09.10.2019
Development charges for land	Rs. 27,000/-	B 0015141 dated 09.12.2019
Layout Preparation charges	Rs. 18,000/-	
OSR charge (for 207 sq.m.)	Rs.13,50,000/-	
Contribution to Flag Day Fund	Rs. 500/-	781060 dated 10.12.2019

5. The approved plan is numbered as **PPD/LO. No.21/2020 dated 06.03.2020.** Three copies of layout plan and planning permit **No.12783** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan and compliance of the conditions stipulated in the PWD remarks in the reference 2nd cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning 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 11th & 12th cited.

Yours faithfully,

13/03/2020

for Chief Planner, Layout

13/3/2020

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.R.Rajkumar & Another,
No.36/33, K.K.Salai,
Kaveri Rangan Nagar,
Saligramam,
Chennai - 600 093.

R. Raj L

R.JAYASHANKA CHENNAI TAMIL NADU GOVERNMENT

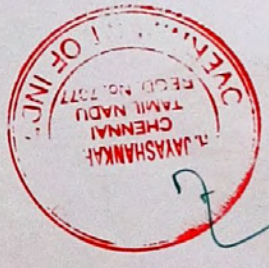
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. The Superintending Engineer,
Chengalpattu Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130, GST Road (opposite to New Bus Stand),
Chengalpattu – 603 001.
(along with a copy of approved layout plan).

4. 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. 2nd cited).

5. Stock file /Spare Copy.

R. Raj L
J. Hemalatha



Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 12783

PPD / LO No. 21 / 2020

Date of Permit 06/03/2020

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Chennai - 600 093.

Date of Application 10.10.2019

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

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Site Address

Division No.

₹ 27,000/- B-15141 09.12.2019

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.

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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

05/03/2020 16/03/2020

GOVERNMENT OF INDIA CHENNAI TAMIL NADU REGD. No. 7627

J. Hemalatha

CONDITIONS

Note : 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

வரதராஜபுரம் ஊராட்சி தனி அலுவலர் / வட்டார வளர்ச்சி அலுவலர் (கி.ஊ)
அவர்களின் செயல்முறைகள்
முன்னிலை - திரு.மு.இராஜசேகரன்.

ந.க.எண். 42/2020-21 நாள் - 15.10.2020

பொருள் மனைப்பிரிவு அனுமதி - குன்றத்தூர் ஊராட்சி ஒன்றியம் - வரதராஜபுரம் கிராமம் - புல எண் 36/2 - ல் அடங்கிய 7350 ச. மீ பரப்பளவு கொண்ட இடத்தில் மனை எண்கள் - 1 to 53 வரை உள்ள மனைகளுக்கு மனைப்பிரிவு அனுமதி வழங்கி உத்தரவிடல் - சார்ந்து.

பார்வை 1. வட்டார வளர்ச்சி அலுவலர்(வ.ஊ) அவர்களின் கடித ந.க.எண் - 9840/2020/அ3, நாள் - 29.09.2020
2. அரசாணை எண.255/ஊ.வ துறை நாள்.18.08.1997.
3.பலவகை வரவு ரசீது எண். நாள். .10.2020.

****

உத்தரவு -

காஞ்சிபுரம் மாவட்டம் குன்றத்தூர் ஊராட்சி ஒன்றியம், வரதராஜபுரம் கிராமம் - புல எண் 36/2 - ல் அடங்கிய 7350 ச. மீ பரப்பளவு கொண்ட இடத்தில் மனை எண்கள் - 1 to 53 வரை உள்ள மனைகளுக்கு அனுமதி கட்டணம் கீழ்க்காணும் விவரப்படி செலுத்தப்பட்டுள்ளது. மேலும் அங்கீகரிக்கப்பட்ட வரைபடங்கள் இத்துடன் இணைக்கப்பட்டுள்ளன.

வ. எண்	விவரம்	வங்கியின் பெயர்	வங்கி வரைவு எண்	நாள்	தொகை ரூ
1	வரைபட அனுமதி கட்டணம்	Bank of India West Mambalam	006792	12.10.2020	2,73,000

கீழ்க்காணும் நிபந்தனைகளுக்குட்பட்டு அனுமதி அளித்து உத்தரவிடப்படுகிறது.

நிபந்தனைகள்

1. இந்த உத்தரவு சென்னை பெருநகர வளர்ச்சி குழும, உறுப்பினர் செயலர் அவர்களால் தெரிவிக்கப்பட்டுள்ள நிபந்தனைகளை முறையாக பின்பற்ற வேண்டும்.

2. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் (ம) பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என அறியப்பட்டால் ஒப்புதல் எவ்வித முன்னறிவிப்பின்றி இரத்து செய்யப்படும். மேலும் அதன் மேல் வேறு யாரேனும் தனிநபர் உரிமை கோரினால் அவர்கள் பொருத்தமான தகுதியுள்ள நீதிமன்றத்தின் முன் தீர்த்துக் கொள்ளலாம். இதனை முடிவு செய்ய ஊராட்சித்துறை பொருத்தமான அமைப்பு அல்ல.

3. புறம்போக்கு மற்றும் இதர அரசுக்குச் சொந்தமான இடங்களில் எந்தவித ஆக்கிரமிப்பும் செய்யக்கூடாது.

தனி அலுவலர் வரதராஜபுரம் ஊராட்சி /
வட்டார வளர்ச்சி அலுவலர் (கி.ஊ),
குன்றத்தூர் ஊராட்சி ஒன்றியம்.

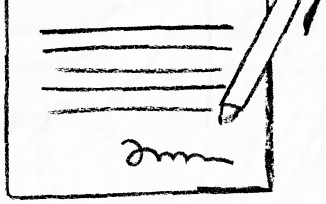
15.10.2020

பெறுநர்

Thiru.R.Rajkumar & Another
No36/33, K.K.Salai,
Kaveri Rangan Nagar,
Saligramam, Chennai - 600 093,

R. Rajkumar
J. Hemalatha

GOVERNMENT OF INDIA
R. JAYASHANKAR
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REGD. NO. 1/2



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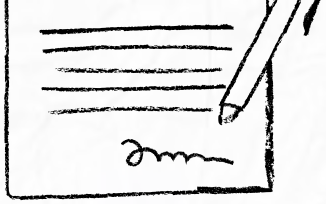
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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OMR Thoraipakkam,
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