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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. L1/1541/2019 **Dated: 07.01.2020**

To
The Commissioner
Kattankolathur Panchayat Union
Kattankolathur – 603 201,
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.Nos. 97/1 & 2, 98/1, 104/2 & 3, 105/1 & 2, 106/2, 107/1, 2, 3 & 4, 108, 109/1, 2 & 4, 110/1, 2A & 2B and 112/1 of Mannivakkam Village, Chengelpet Taluk, Kanchipuram District, Kattankolathur Panchayat Union limit – Approved - Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in APU No. L1/2019/000017 dated 29.01.2019.
2. This office letter even No.-1 dated 07.05.2019 addressed to the applicant.
3. This office letter even No.-2 dated 07.05.2019 addressed to the Chief Engineer, PWD, WRD, Chennai Region.
4. Applicant letter dated 21.05.2019.
5. This office letter even No. dated 27.05.2019 addressed to the applicant.
6. Applicant letter dated 17.06.2019.
7. This office 2nd reminder letter even No. dated 25.06.2019 addressed to the applicant.
8. Applicant letter dated 04.07.2019.
9. The Chief Engineer, PWD,WRD,Chennai Region letter No.DB/T5(3)/F-Mannivakkam – 006599/2018 dated 30.07.2019.
10. Applicant letter dated 21.08.2019 & 27.09.2019.
11. This office letter even No. dated 30.09.2019 addressed to the applicant.
12. The Chief Engineer, PWD,WRD,Chennai Region letter No.DB/T5(3)/F-Mannivakkam – 006599 & Amendment - 008457/2019 dated 30.09.2019.
13. This office DC Advice letter even No. dated 15.10.2019 addressed to the applicant.
14. Applicant letter dated 18.10.2019 enclosing the receipt for payments.
15. This office letter even No.-1 dated 25.10.2019 addressed to the Commissioner Kattankolathur Panchayat Union.
16. This office letter even No.-2 dated 25.10.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO enclosing the Skeleton plan.
17. The Commissioner, Kattankolathur Panchayat Union letter R.C.No.3728/2019/A4 dated 13.12.2019 enclosing the Gift Deed for handing over of Road space, Park area & PP site-1 registered as Doc. No.15635/2019 dated 10.12.2019 @ SRO, Guduvanchery.
18. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO in letter No.SE/CEDC/CGL/AEE/GL/CHD/F.Land/D No.1452/19 dated 12.12.2019 enclosing the Gift Deed for handing over of PP site-2 registered as Doc.No.15649/2019 dated 10.12.2019 @ SRO, Guduvanchery.
19. Applicant letter dated 16.12.2019.
20. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
21. The Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

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CHENNAI 600 028 TARENDRA INFRASTRUCTURE CHENNAI PVT LTD.

The proposal received in the reference 1st cited for the proposed laying out of house sites in S.Nos. 97/1 & 2, 98/1, 104/2 & 3, 105/1 & 2, 106/2, 107/1, 2, 3 & 4, 108, 109/1, 2 & 4, 110/1, 2A & 2B and 112/1 of Mannivakkam Village, Chengelpet Taluk, Kanchipuram District, Kattankolathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development & 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 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 14th cited as called for in this office letter 13rd cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.83,300/-	B 008885 dated 28.01.2019
Development charges for land	Rs.1,65,000/-	B 0014458 dated 18.10.2019
Layout Preparation charges	Rs.70,000/-	
Contribution to Flag Day Fund	Rs. 500/-	649841 dated 18.10.2019

5. The approved plan is numbered as **PPD/LO. No. 01/2020** dated **07.01.2020.** Three copies of layout plan and planning permit **No.12763** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan and compliance of all the conditions stipulated by PWD in their letter No.DB/T5(3)/F-Mannivakkam – 006599 & Amendment - 008457/2019 dated 30.09.2019 and shall obtain a letter from PWD confirming the compliance of conditions, 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 20th & 21st cited.

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Yours faithfully,

07/01/2020

for Member Secretary

8/1/2020

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. M/s.Tarendra infrastructure Chennai Private Limited,
Co-land Owner and GPA,
TVH Novella, Second Floor,
No.16/17, 3rd Cross Street,
Raja Annamalaipuram,
Chennai – 600 028.

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

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. 12th cited).

4. 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).

5. Stock file /Spare Copy.

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

PERMIT No. 12763
PPD/LO No. 01/2020

Date of Permit 07/01/2020

File No. L1/1541/2019

Name of Applicant with Address: M/s. Tarendra Infrastructure Chennai Pvt. Ltd, Co-Land Owner & GPA, TVH Novella, Second Floor, No. 16/17, 3rd Cross Street, Raja Amamalaipuram, Chennai - 600 028

Date of Application 29/01/2019

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

Site Address in S.Nos. 97/1&2, 98/1, 104/2&3, 105/1&2, 106/2, 107/1, 2, 3 &4, 108, 109/1, 2& 4, 110/1, 2A&2B and 112/1 of Mannivakkam Village, Chengelpet Taluk, Kanchipuram District

Division No. Kattankolathur Panchayat Union Limit

Development Charge paid Rs. ₹ 1,65,000/- Challan No. B-14458 Date 18/10/2019

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

28/01/2020

07/01/2020 For MEMBER SECRETARY

TARENDRA INFRASTRUCTURE CHENNAI PVT. LTD. CHENNAI 600 028

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6/2019-2020

மண்ணிவாக்கம் ஊராட்சிமன்ற தனிஅலுவலர் அவர்களின் நடவடிக்கை
முன்னிலை:திரு. E.மாலதி அவர்கள்
வட்டார வளர்ச்சி அலுவலர் (கி.ஊ.) / தனி அலுவலர்

அனுமதி எண்: நாள்: 05.03.2020

பொருள்: மனைப்பிரிவு வரைபட அனுமதி-காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம் மண்ணிவாக்கம் கிராமம் சர்வே எண்கள் 97/1 &2, 98/1, 104/2 & 3, 105/1 & 2, 106/2, 107/1,2,3 & 4, 108, 109/1, 2 & 4, 110/1,2A & 2B and 112/1 மனை எண் - என உட்பிரிவு செய்து ஆணை பிறப்பித்தல்.

பார்வை:
1. 02.03.2020 நாளில் M/s.Tarendra Infrastructure Chennai Private Limited, அவர்களின் மனைப்பிரிவு வரைபட அனுமதி விண்ணப்பம்.
2. வட்டார வளர்ச்சி அலுவலர் (வ.ஊ.), காட்டாங்கொளத்தூர், அவர்களின் திட்ட அனுமதி ஆணை எண். 3728/2019/அ4, நாள்: 09.1.2020
3. ஊராட்சியின் மனை உட்பிரிவு வரைபட அனுமதி ரசீதுஎண் 4403 நாள்: 05.03.2020, தொகை ரூ. 1896295/-
4. மண்டல துணை வட்டார வளர்ச்சி அலுவலர் அவர்களின் ஆய்வு அறிக்கை நாள்: 04.03.2020

உத்தரவு:

M/s.Tarendra Infrastructure Chennai Private Limited, என்பவருக்கு மண்ணிவாக்கம் கிராமம் சர்வே எண்கள். 97/1 &2, 98/1, 104/2 & 3, 105/1 & 2, 106/2, 107/1,2,3 & 4, 108, 109/1, 2 & 4, 110/1,2A & 2B and 112/1 part ல் மனை - உட்பிரிவு செய்து கீழ்க்கண்ட விதிகளுக்கு உட்பட்டு அனுமதி அளிக்கப்படுகிறது.

இந்த அனுமதியானது 05.03.2020 முதல் மனை உட்பிரிவு செய்து அனுமதிக்கப்படுகிறது. இதற்கான அனுமதி கட்டணம் ரூ.1896295/- (Eighteen Lakhs and ninety six thousand two hundred and ninety five Only) செலுத்தியமைக்கான ரசீது மற்றும் அனுமதி அளிக்கப்பட்டுள்ள வரைபடங்கள் இத்துடன் இணைக்கப்பட்டுள்ளது.

வரையறைகள்

1 தமிழ்நாடு நகராட்சிகள் சட்டத்திலும். தமிழ்நாடு ஊராட்சிதிட்டத்திலும் அரசினால் விதிகளில் ஏற்படுத்தப்பட்டுள்ள எல்லா கட்டுப்பாடுகளுக்கும் உட்பட்டிருத்தல் வேண்டும்.

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2.அரசுக்கு சொந்தமான இடங்களிலோ அல்லது விண்ணப்பதாரருக்கு தொடர்பில்லா வேறு இடங்களிலோ கையகப்படுத்துதல் கூடாது.

3.அனுமதித்த வரைபடத்தில் கூடுதலோ அல்லது மாறுதல் ஏதேனும் செய்து கட்டப்பட வேண்டுமானால் அதற்குரிய திருத்தப்பட்ட வரைபடங்களுடன் தனி அலுவலருக்கு விண்ணப்பம் செய்து ஆணைப்பெற்ற பின்னர்தான் கட்டிடம் கட்டப்பட வேண்டும்.

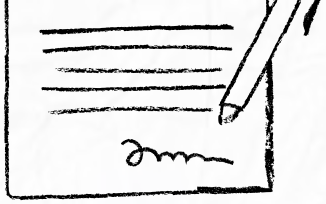
4. மனைப்பிரிவு ஆணை பொய்ப்பதிவுகள் மூலம் பெற்றதாகவோ அல்லது ஏதேனும் கட்டிட விதிகளுக்கு புறம்பாகவோ பெற்ற தாயிருந்தாலோ மேற்படி ஆணையை ரத்து செய்ய தனி அலுவலருக்கு உரிமை உண்டு.

5.சொத்தினை வாங்கவிரும்பும் எந்த நபரும் விண்ணப்பதாரருக்கு சொத்தின் மீதுள்ள உரிமையை தனியாக உறுதிப் படுத்திக்கொள்ள வேண்டும். மேலும் அதன்மேல் வேறு யாரும் தனி நபர் உரிமை கோரினால் அவர்கள் அதனை பொறுத்தமான தகுதியுள்ள நீதிமன்றத்தின் முன் தீர்த்துக்கொள்ளலாம்.

பெறுநர்:
M/s.Tarendra Infrastructure Chennai Private Limited,
TVH Novella, Second Floor,
No.16/17, 3rd Cross Street,
Raja Annamalaipuram,
Chennai – 600 028

தனி அலுவலர்
மண்ணிவாக்கம் முதல்நிலை ஊராட்சி
காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம்

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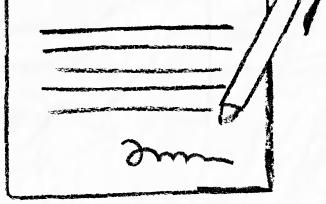
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