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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. L1/9998/2019

Dated: 30.04.2021

To
The Commissioner

Thiruverkadu Municipality,
Thiruverkadu,
Chennai - 600077.

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed layout of house sites for the land comprised in S.No.11/4D3 part, 4E part, 4H & 4I part of Sundaracholavaram Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit - Approved - Reg.
- Ref: 1. PPA for laying out of house sites received in CMDA vide Ref. APU No.L1/2019/000142 on 18.06.2019.
2. This office letter even No. dated 17.07.2019 addressed to the applicant.
3. This office letter even No. dated 18.09.2019 addressed to the SRO, Kundrathur.
4. The SRO, Kundrathur letter No.120/2019 dated 20.09.2019.
5. This office letter even No. dated 24.09.2019 addressed to the SRO, Kundrathur.
6. The SRO, Kundrathur letter No.72/2019 dated 26.09.2019.
7. This office DC Advice letter even No. dated 01.10.2020 addressed to the applicant.
8. Applicant letter dated 30.01.2020.
9. Applicant letter dated 07.02.2020 enclosing the receipts for payments.
10. Applicant letter dated 24.02.2020 & 16.03.2020.
11. This office letter even No. dated 20.03.2020 addressed to the applicant.
12. Applicant letter dated 13.06.2020 received on 15.06.2020.
13. This office letter even No. dated 06.07.2020 addressed to the Commissioner, Thiruverkadu Municipal limit enclosing the Skeleton Plan.
14. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
15. Applicant letter dated 15.03.2021 enclosing the Gift Deed duly signed by the Donor.
16. This office letter even No. dated 01.04.2021 addressed to the Sub-Registrar, Kundrathur enclosing original Gift Deed for registration.
17. Applicant letter dated 09.04.2021 enclosing a copy of Gift deed for Road space and Public Purpose - 1 & 2 site registered as Doc.No.7415/2021 dated 08.04.2021 @ SRO, Kundrathur.
18. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
19. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed layout of house sites in S.No.11/4D3 part, 4E part, 4H & 4I part of Sundaracholavaram Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements and approved.

For URBAN TREE LIFESTYLES LLP


PARTNER / AUTHORISED SIGNATORY

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 has remitted the following charges / fees in the reference 9th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.14,630/-	B-0012271 dated 17.06.2019
Development charge	Rs.44,000/-	B-0015822 dated 07.02.2020
Layout Preparation charge	Rs.20,000/-	
Regularization Charge	Rs.5,90,000/-	
OSR Charge (for 682 sq.m)	Rs.24,70,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.79/2021 dated 30.04.2021**. Three copies of layout plan and planning permit **No.14086** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the 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 18th & 19th cited.

7. The original Gift Deed registered as Doc.No.7415/2021 dated 08.04.2021 @ SRO, Kundrathur as in the reference 17th cited is also enclosed herewith as per the provision made in the G.O. in the reference 14th cited.

Yours faithfully,

for Member Secretary

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).

3. Original Gift Deed Doc.No.7415/2021 dated 08.04.2021 @ SRO, Kundrathur.

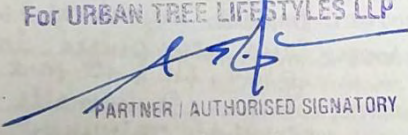
Copy to: 1. M/s.Urban Tree Housing Projects LLP, GPA,
on behalf of Thiru.P.Venkatesh Raja,
6th Floor, Good Shepherd Square,
No.86, Kodambakkam High Road,
Nungambakkam, Chennai-600 034.

For URBAN TREE HOUSING PROJECTS LLP

PARTNER / AUTHORISED SIGNATORY

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
Thirumangalam, Anna Nagar,
Chennai-600 040.
(along with a copy of approved layout plan).
4. Stock file /Spare Copy

For URBAN TREE LIFESTYLES LLP


PARTNER / AUTHORISED SIGNATORY

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. **14086**

PPD No. **79**
LO **2021**

Date of Permit **30.04.2021**

M/S. Urban Tree Housing
Projects LLP, GPA on behalf of

File No. **L1/9998/2019**

Thiru. P. Venkatesh Raja,
6th floor, Good Shepherd Square,

Name of Applicant with Address **No. 86, Kodambakkam High Road,
Nungambakkam, Chennai - 600 034**

Date of Application **18.06.2019**

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

Site Address **Imposed layout of house sites for the
land comprised in S.No. 11/4.D. part,
4E Part, 4H & 4I part of Sundara Cholavaram
Village, Poonamalle Taluk, Thiruvallur
District, Thirumerkadu, Municipal limit**

B-0015822

Development Charge paid Rs. **44,000/-** Challan No. **07.2.2020**

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 **7** 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

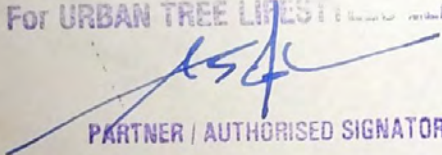
For URBAN TREE LIFESTYLES

PARTNER / AUTHORISED

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.

For URBAN TREE LIFESTYLE


PARTNER / AUTHORISED SIGNATORY

திருவேற்காடு நகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்

முன்னிலை :- திருமதி . M. R. வசந்தி, M.A.,

நக.எண்.2339/2020/எப்1

நாள் :01.06.2021

பொருள் : மனைப்பிரிவு அனுமதி - திருவேற்காடு நகராட்சி - சுந்தரசோழுவரம் கிராமம் - சர்வே எண் 11/4D3 Part, 4 E Part, 4 H & 4 I part 9753 பரப்பளவு சதுர மீட்டர் நிலப்பரப்பில் குடியிருப்பு மனைப்பிரிவிற்கு இறுதி ஒப்புதல் வழங்கி உத்தரவிடப்படுகிறது - தொடர்பாக

பார்வை : 1. உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுவும், சென்னைஅவர்களின் கடிதம் L1/9998/2019 நாள் 30.04.2021.
2. குன்றத்தூர் சார் பதிவாளர் அலுவலகத்தில் மனுதாரர் தானமாக சாலை இடத்தினை பதிவு செய்த தான பத்திரம் எண் 7415/2021 நாள் 08.04.2021.

உத்தரவு :-

திருவேற்காடு நகராட்சி எல்லைக்கு உட்பட்ட கோலடி கிராமம் சர்வே எண் 11/4D3 Part, 4 E Part, 4 H & 4 I part பரப்பளவு 9753 சதுர மீட்டர் நிலப்பரப்பில் மனைப்பிரிவு ஒப்புதல் வேண்டி M/s. Urban Tree Housing Projects LLP, GPA behalf of Thiru P.Venkatesh Raja என்பவர் உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுவும், சென்னை அவர்களுக்கு விண்ணப்பம் சமர்ப்பிக்கப்பட்டது.

மேற்படி மனுதாரரின் விண்ணப்பம் உறுப்பினர் - செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுவும், சென்னை அவர்களால் பரிசீலனை செய்யப்பட்டு, பார்வை 1 ல் கண்ட 30.04.2021 தேதிய கடிதத்தின்படி அத்துடன் இணைக்கப்பட்டுள்ள சாலை அமைப்பு வரைபடத்தின்படி, சாலை இடத்தினை குன்றத்தூர் சார் பதிவாளர் அலுவலகத்தில் பார்வை 2 ல் கண்டபடி மனுதாரர் M/s. Urban Tree Housing Projects LLP, behalf of Thiru P.Venkatesh Raja. GPA என்பவர் பத்திர பதிவு செய்து நகராட்சிக்கு தானமாக ஒப்படைத்துள்ளார். பார்வை 1 ல் காணும் உறுப்பினர் - செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுவும், சென்னை அவர்களின் 30.04.2021ம் தேதிய உத்திரவில் குடியிருப்பு மனைப்பிரிவிற்கு PPD/L.O.No. 79/2021 நாள் 30/04/2021 திட்ட அனுமதி எண். 14086 என எண்ணிடப்பட்டு தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டுள்ளது.

எனவே, மேற்கண்ட இடத்தில் மனுதாரர் குடியிருப்பு மனைப்பிரிவு அமைக்க இத்துடன் இணைத்துள்ள வரைபடத்தில் குறிப்பிட்டுள்ள நிபந்தனைக்குட்பட்டு இறுதி ஒப்புதல் வழங்கப்படுகிறது.

பெறுநர் :

M/s. Urban Tree Housing Projects LLP, GPA, behalf of Thiru P.Venkatesh Raja.
6th Floor Good Shepherd Square,
No. 86, Kodambakkam High Road,
Nungambakkam,
Chennai-600034.

o/c
ஆணையர், 01/06/2021
திருவேற்காடு நகராட்சி
01/06/2021
11/6/2021

For URBAN TREE LIFESTYLES LLP

PARTNER / AUTHORISED SIGNATORY

நகல் பணிந்து சமர்ப்பிக்கப்படுகிறது :-

உறுப்பினர் - செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுவும், சென்னை.



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We're honored to be part of your
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