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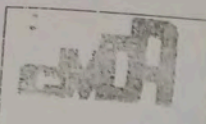
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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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.Layout-1/0062/2022

Dated:17.08.2022

To

The Commissioner

Kundrathur Panchayat Union

@ Padappai - 601 301,

Kancheepuram District.

Sir,

Sub: CMDA- APU - Layout Division - Proposal for laying out of house sites in S.Nos.4/1A pt., 4/1B1 pt, 4/2 pt, 4/8 pt, 4/9 pt, 5/1, 5/2, 6/1 pt, 6/2 pt and 12/1 & 12/2 of Varadharajapuram village, Kundrathur Taluk, Kanchipuram District, Kundrathur Panchayat union Limit - Remittance of applicable charges - Approved - Reg.

- Ref:
1. Planning Permission Application for layout of house sites received vide SBC No.CMDA/PP/Layout-1/0062/2022 dated 07.04.2022.
 2. This office letter even No. dated 13.04.2022 addressed to the CE, PWD, WRD, Chennai Region.
 3. This office letter even No. dated 04.05.2022 addressed to the applicant.
 4. Applicant letter dated 05.05.2022.
 5. The CE, PWD, WRD, Chennai Region in letter No.DB/T5 (3) / F - NOC- 5240 Varadharajapuram Village/2022 dated 13.06.2022.
 6. Applicant letter dated 14.06.2022.
 7. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 8. This office DC Advice letter even No. dated 07.07.2022 addressed to the applicant.
 9. Applicant letter dated 08.07.2021 enclosing the receipt for payments.
 10. This office letter even No. dated 14.07.2022 addressed to the Applicant enclosing the skeleton plan.
 11. Applicant letter dated 15.07.2022 enclosing the Gift Deed duly signed by the Donors.
 12. This office letter even No. dated 25.07.2022 addressed to the Sub-Registrar, Padappai.
 13. Applicant letter dated 29.07.2022 enclosing the Gift deed for Road space, Park Area and PP-1 & 2 sites registered as Doc.No. 7331/2022 dated 29.07.2022 @ SRO, Padappai.
 14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 15. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for laying out of house sites in the land comprised in S.Nos.4/1A pt., 4/1B1 pt, 4/2 pt, 4/8 pt, 4/9 pt, 5/1, 5/2, 6/1 pt, 6/2 pt and 12/1 & 12/2 of Varadharajapuram village, Kundrathur Taluk, Kanchipuram District, Kundrathur Panchayat union Limit was examined and the 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 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 8th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.51,077/-	CMDA/PP/Ch/7286/2022 dated 07.04.2022
Development charge	Rs.1,42,000/-	C-101491 dated 08.07.2022
Layout Preparation charge	Rs.60,000/-	
Regularization charge	Rs.10,27,000/-	13617 dated 08.07.2022
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.106/2022 dated 17.08.2022**. Three copies of layout plan and planning permit **No.15113** are sent herewith for further action.

5. 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 5th cited and shall obtain a letter from PWD confirming the compliance of conditions, 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.

7. The original Gift Deed registered as Doc.No.7331/2022 dated 29.07.2022 @ SRO, Padappai as in the reference 12th cited is also enclosed herewith as per the provision made in the G.O. in the reference 6th cited.

Yours faithfully,

[Signature]
for Member Secretary

Encl: 1. 3 copies of layout plan.

2. Planning permit in duplicate

(with the direction not to use the logo of CMDA in the layout plan since the same is registered).

3. Original Gift Deed Doc.No.7331/2022 dated 29.07.2022 @ SRO, Padappai.

Copy to: 1. M/s.ABI Estates Pvt. Ltd., represented by
Thiru.G.Chandrababu GPA on behalf of
Tvl.Elango, E.Sakunthala & Abinaya,
No.397, Anna Salai,
Precision Plaza,
Teynampet, Chennai 600 018.

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. 5th cited).
 4. The Superintending Engineer,
Chennai Electricity Distribution Circle, (South-I).
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai-600 078.
(along with a copy of approved layout plan).
 5. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008
 6. Stock file /Spare Copy.

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

15113

P.P.D No.

106

L.O

2022

Date of Permit 17.08.2022

M/S. AB1 Estate Pvt Ltd.

Represented by Thiru G. Chandra

Babu GPA on behalf of

T.V. Elango, E. Sakunthala.

S. Abinaya

No. 397, Anna Salai.

Precision Plaza.

Teynampet Chennai. 600 018.

File No. Layout-1/0062/2022

Name of Applicant with Address

Date of Application 07.04.2022

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

Proposal for laying out of House sites in

Site Address S. Nos. 4/1A Pt. 4/1B Pt. 4/2 Pt. 4/8 Pt. 4/9 Pt.

5/1, 5/2, 6/1 Pt. 6/2 Pt and 12/1 & 12/2 of

Division No. Vanadharajapuram village, Kundrathur

Taluk, Kandipuram District, Kundrathur

Panchayat Union Limit

1, 42,000/. C-101491

Development Charge paid Rs. Challan No. Date 08.7.2022

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



M. SARAVANAN, B.Sc., B.L.,
ADVOCATE & NOTARY PUBLIC
No.29, 2nd Cross Street, Sankar Nagar,
Pammal, Chennai - 600 075.
Cell : 9841081607

**வரதராஜபுரம் ஊராட்சி மன்ற தலைவர்
அவர்களின் செயல்முறைகள்
முன்னிலை : திரு. M.செல்வமணி,**

96

மு.மு.எண் : 70/ 2022-2023

நாள் : 09.09.2022

பொருள் : மனைப்பிரிவு அனுமதி - குன்றத்தூர் ஊராட்சி ஒன்றியம் - வரதராஜபுரம் கிராமம்
புல எண். 4/1Apt, 4/1B1Pt, 4/2Pt, 4/8Pt, 4/9Pt, 5/1Pt, 5/2Pt, 6/1Pt, 6/2Pt, 12/1 & 12/2-ல்
அடங்கிய 218492-ல் ச.அடி பரப்பளவு கொண்ட இடத்தில் மனைப்பிரிவு
அனுமதி வழங்கி உத்தரவிடல் சார்ந்து.

பார்வை : 1. வட்டார வளர்ச்சி அலுவலர் (வ.உ.) அவர்களின் கடித ந.க.எண்.
-4606-2022-அ3 நாள் - 02-09-2022
2. அரசாணை எண். 255/உ.வ துறை நாள் : 18.08.1997
3. பலவகை வரவு ரசீது எண். 31745/ நாள் : 09.09.2022

உத்தரவு:-

காஞ்சிபுரம் மாவட்டம் குன்றத்தூர் ஊராட்சி ஒன்றியம், வரதராஜபுரம் கிராமம் - புல எண்.
4/1Apt, 4/1B1Pt, 4/2Pt, 4/8Pt, 4/9Pt, 5/1Pt, 5/2Pt, 6/1Pt, 6/2Pt, 12/1 & 12/2-ல் 218492 ச.அடி பரப்பளவு கொண்ட
இடத்தில் உள்ள மனைகளுக்கு மனைப்பிரிவு அனுமதி கட்டணம் கீழ்க்காணும் விவரப்படி
செலுத்தப்பட்டுள்ளது. மேலும் அங்கீகரிக்கப்பட்ட வரைபடங்கள் இத்துடன்
இணைக்கப்பட்டுள்ளன.

வ. எ ண்.	விவரம்	வங்கியின் பெயர்	வங்கி வரைவு எண்.	நாள்	தொகை ரூ
1	மனைப்பிரிவு அனுமதி கட்டணம்	ICICI Bank	524069	08.09.2022	13,24,460

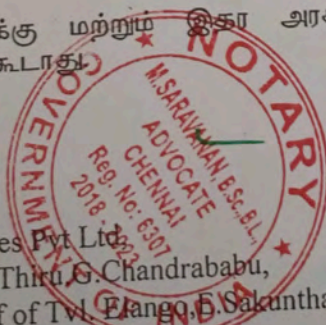
கீழ்க்காணும் நிபந்தனைகளுக்குட்பட்டு அனுமதி அளித்து உத்தரவிடப்படுகிறது.

நிபந்தனைகள்:

- இந்த உத்தரவு சென்னை பெருநகர வளர்ச்சி குழு, உறுப்பினர் செயலர் அவர்களால்
தெரிவிக்கப்பட்டுள்ள நிபந்தனைகளை முறையாக பின்பற்ற வேண்டும்.
- நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் (ம) பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள்
சரியானவையல்ல என அறியப்பட்டால் ஒப்புதல் எவ்வித முன்னறிவிப்பின்றி இரத்து செய்யப்படும்.
மேலும் அதன்மேல் வேறு யாரேனும் தனிநபர் உரிமை கோரினால் அவர்கள் பொருத்தமான
தகுதியுள்ள நீதிமன்றத்தின் முன் தீர்த்துக் கொள்ளலாம். இதனை முடிவு செய்ய ஊராட்சித்துறை
பொருத்தமான அமைப்பு அல்ல.
- புறம்போக்கு மற்றும் இரா அரசுக்கு சொந்தமான இடங்களில் எந்தவித ஆக்கிரமிப்பும்
செய்யக்கூடாது.

பெறுநர்

M/s.Abi Estates Pvt Ltd,
Represent by Thiru G.Chandrababu,
GPA on behalf of Tvl. P. Sankunthala & Abinaya
No.397, Anna Salai, Precision Plaza,
Teynampet, Chennai - 600 018.



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தலைவர்
வரதராஜபுரம் முதல் நிலை ஊராட்சி
குன்றத்தூர் ஊராட்சி ஒன்றியம்



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