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

மு.மு.எண் : **68/ 2022-2023**

நாள் : **06.09.2022**

பொருள் : மனைப்பிரிவு அனுமதி - குன்றத்தூர் ஊராட்சி ஒன்றியம் - வரதராஜபுரம் கிராமம் புல எண். **235/1, 237/1, 238/1A &516**-ல் அடங்கிய **230640**-ல் ச.அடி பரப்பளவு கொண்ட இடத்தில் மனைப்பிரிவு அனுமதி வழங்கி உத்தரவிடல் சார்ந்து.

பார்வை :
1. வட்டார வளர்ச்சி அலுவலர் (வ.ஊ.) அவர்களின் கடித ந.க.எண். -4499-2022-அ3 நாள் - 02-09-2022
2. அரசாணை எண்.**255**/ஊ.வ துறை நாள் : **18.08.1997**
3. பலவகை வரவு ரசீது எண். 31742/ நாள் : **07.09.2022**

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உத்தரவு:-

காஞ்சிபுரம் மாவட்டம் குன்றத்தூர் ஊராட்சி ஒன்றியம், வரதராஜபுரம் கிராமம் - புல எண். **235/1, 237/1, 238/1A & 516**-ல் **230640**ச.அடி பரப்பளவு கொண்ட இடத்தில் உள்ள மனைகளுக்கு மனைப்பிரிவு அனுமதி கட்டணம் கீழ்காணும் விவரப்படி செலுத்தப்பட்டுள்ளது. மேலும் அங்கீகரிக்கப்பட்ட வரைபடங்கள் இத்துடன் இணைணக்கப்பட்டுள்ளன.

வ. எ ண்.	விவரம்	வங்கியின் பெயர்	வங்கி வரைவு எண்.	நாள்	தொகை ரூ
1	மனைப்பிரிவு அனுமதி கட்டணம்	Kotak Mahindra Bank	977569	06.09.2022	14,07,200

கீழ்காணும் 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 அதன்மேல் வேறு யாரேனும் தனிநபர் உரிமை கோரினால் அவர்கள் பொருத்தமான தகுதியுள்ள நீதிமன்றத்தின் முன் தீர்த்துக் கொள்ளலாம். இதனை முடிவு செய்ய ஊராட்சித்துறை பொருத்தமான அமைப்பு அல்ல.
3. புறம்போக்கு மற்றும் இதர அரசுக்கு சொந்தமான இடங்களில் எந்தவித ஆக்கிரமிப்பும் செய்யக்கூடாது.

பெறுநர்
M/s.Ashok Nandavanam Properties Pvt Ltd,
Represent by its Authorized Signatory,
Thiru. R. Ramachendran,
Anna Nagar East, Chennai – 600 102.

தலைவர்
வரதராஜபுரம் முதல் நிலை ஊராட்சி
குன்றத்தூர் ஊராட்சி ஒன்றியம்

6.9.22

For ASHOK NANDAVANAM PROPERTIES PRIVATE LIMITED

Director

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15116

Date of Permit 18.08.2022

P.P.D / L.O No. 109 / 2022

File No Layout-1/0130/2021

Name of Applicant with Address M/s. Ashok Nandavanam Properties Pvt. Ltd. Represented by its Authorized Signatory Thiru. R. Ramachandran No.11. F-Block. Second Main Road. Anna Nagar East. Chennai-600102

Date of Application 22.06.2021

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

Site Address Proposed Layout of house sites in the Land Comprised in S.Nos.235/1, 237/1, 238/1A and 576 of Varadharajapuram village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit.

Division No.

Development Charge paid Rs. 1,39,000 Challan No. C-101388 Date 3.6.2022

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

18/08/2022

3/3

For ASHOK NANDAVANAM PROPERTIES PRIVATE LIMITED

Director

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-1/0130/2021

Dated.18.08.2022

To

The Commissioner
Kundrathur Panchayat Union
@ Padappai – 601 301,
Kancheepuram District.

Sir,

Sub: CMDA - APU – Layout Division – Proposed layout of house sites in the land comprised in S.Nos.235/1, 237/1, 238/1A and 516 of Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit - Approved – Reg.

Ref:
1. Authority Resolution in A.R.No.169/2015 dated 22.12.2015.
2. Planning Permission Application for laying out of house sites received in SBC No.CMDA/PP/Layout-1/0130/2021 dated 22.06.2021.
3. Applicant letter dated 28.06.2021 & 01.07.2021.
4. This office letter even No. dated 20.07.2021 addressed to the applicant.
5. Applicant letter dated 13.07.2021 & 16.07.2021.
6. Applicant letter dated 22.07.2021 received on 26.07.2021.
7. This office letter dated 08.09.2021 addressed to the applicant.
8. Applicant letter dated 17.09.2021.
9. This office letter dated 23.09.2021 addressed to the applicant.
10. This office letter dated 07.01.2022 addressed to the CE, PWD, WRD, Chennai Region.
11. This office reminder letter dated 25.04.2022 addressed to the CE, PWD, WRD, Chennai Region.
12. The CE, PWD, WRD, Chennai Region in letter No.DB/T5(3) / F – 4003 NOC – Varadharajapuram Village /2022/dated 06.05.2022.
13. This office letter even No. dated 31.05.2022 addressed to the CE, PWD, WRD, Chennai Region.
14. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
15. This office DC Advice letter even No. dated 02.06.2022 addressed to the applicant.
16. Applicant letter dated 03.06.2022 enclosing the receipt for payments.
17. This office letter even No. dated 02.06.2022 addressed to the Applicant enclosing the skeleton plan.
18. Applicant letter dated 09.06.2022 enclosing the Gift Deed duly signed by the Donors .
19. This office letter even No. dated 23.06.2022 addressed to the Sub-Registrar, Padappai.
20. Applicant letter dated 29.06.2022 enclosing the Gift deed for Road space, Park Area and PP-1 & 2 sites registered as Doc.No. 6234/2022 dated 28.06.2022 @ SRO, Padappai.
21. Applicant letter dated 13.07.2022.
22. The CE., PWD, WRD, Chennai Region in letter No. DB/T5(3) / F – 5336 Culvert - Varadharajapuram Village dated 15.07.2022.
23. This office reminder letter dated 25.07.2022 addressed to the CE, PWD, WRD, Chennai Region.
24. The CE., PWD, WRD, Chennai Region in letter No. DB/T5(3) / F .CMDA (Varadharajapuram Village)/2022 dated 01.08.2022.
25. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
26. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

For ASHOK NANDAVANAM PROPERTIES PRIVATE LIMITED

Director

The proposal received in the reference 1st cited for laying out of house sites in the la comprised in S.Nos.235/1, 237/1, 238/1A and 516 of Varadharajapuram Village, Kundrathu Taluk, Kancheepuram 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 16th cited as called for in this office letter 15th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.50,700/-	CMDA/PP/Ch/5061/2022 dated 22.06.2022.
Development charge	Rs.1,39,000/-	C-101388 dated 03.06.2022
Layout Preparation charge	Rs.55,000/-	
Contribution to Flag Day Fund	Rs.500/-	C-101389 dated 03.06.2022

4. The approved plan is numbered as **PPD/LO. No.109/2022 dated 18.08.2022.** Three copies of layout plan and planning permit **No.15116** 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 12th 22nd & 24th 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 25th & 26th cited.

7. The original Gift Deed registered as Doc.No.6234/2022 dated 28.06.2022 @ SRO, Padappai as in the reference 20th cited is also enclosed herewith as per the provision made in the G.O. in the reference 14th cited.

Yours faithfully,

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.6234/2022 dated 28.06.2022 @ SRO, Padappai.

For ASHOK NANDAVANAM PROPERTIES PRIVATE LIMITED

Director

Copy to:

1. M/s.Ashok Nandavanam Properties Pvt. Ltd,
represented by its Authorized Signatory
Thiru.R.Ramachandran,
No.11, F-Block, Second Main Road,
Anna Nagar East,
Chennai - 600 102.

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 22nd & 24th cited).

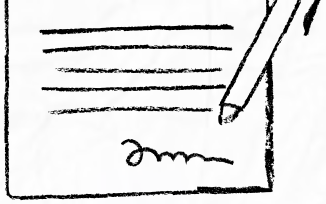
4. The Superintending Engineer,
Chennai Electricity Distribution Circle, (South-I).
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai-600 078.
(along with a copy of approved layout plan).

5 TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008

6. Stock file /Spare Copy.

For ASHOK NANDAVANAM PROPERTIES PRIVATE LIMITED

Director



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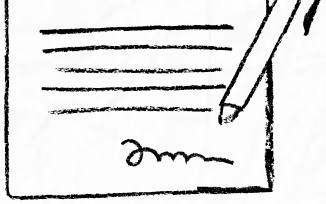

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