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DIGITALLY VERIFIED RECORD

உள்வாட்டி மன்றப் படி

FILE NO:L1/240/2023



TOTAL EXTENT (AS PER DOCUMENT)	:	79399 SQ.M
EXISTING ROAD AREA (HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.18734/2022 DATED:13/12.2022, @ SRO CHENNAI SOUTH JOINT-I)	:	21080 SQ.M
PROPOSED ROAD AREA	:	285 SQ.M
TOTAL ROAD AREA	:	21365 SQ.M
PARK AREA (HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.18734/2022 DATED:13/12.2022, @ SRO CHENNAI SOUTH JOINT-I)	:	5847 SQ.M
PUBLIC PURPOSE AREA (1%) (P.P-1 : 293 SQ.M, P.P-2 : 292 SQ.M. HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.18734/2022 DATED:13/12.2022, @ SRO CHENNAI SOUTH JOINT-I)	:	585 SQ.M
REGULAR PLOTS (1 TO 280)	:	280 Nos.
E.W.S PLOTS (6074 SQ.M) (281 TO 371)	:	91 Nos.
TOTAL No.OF.PLOTS	:	371 Nos.
COMMERCIAL SITE	:	7 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. [illegible] ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 3549/2024, DATED: 26.03.2024, @ SRO CHENNAI SOUTH JOINT 1.

CONDITIONS:

(I) THE FOLLOWING OF CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-006171 KOLATHUVANCHERY/2020/DATED:23.10.2020 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1.The applicant's land should be filled with earth with proper compaction to the level of (+)14.840m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for an average filling varying from 2.12m to 2.63m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)14.840m (i.e. 2.32m above the Crest level (+)12.520m of Porur tank)

2.The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of size not less than 0.60m x 0.90m with a bed level as (+)13.940m (peripheral & lateral), rainwater harvesting, roads with side drain and sewerage alignment and its disposal &garbage's/debris and other solid waste management as per norms in existence within the applicant's land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic drainage (i.e.treated or untreated) should not be let into the channel course at any cost and the debris and other materials should not be dumped into the channel course obstructing free flow of water. The applicant should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel. There should not be any hindrance to the free flow of Internal drain to the downside area. It must be ensured that any treated / untreated sewage from the applicant property shall never be let into the channel at any event of time.

3.The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA (circular issued by the office of the Commissioner of Town & Country Planning, Chennai - 2 vide Roc.No.4367 / 2019- BA2 / 13.03.2019) during development.

4.The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially on the western side in S.F.No.52 & in between the site in S.F.No.154 in the presence of Revenue and PWD / WRD authorities. The applicant should also maintain the measurement of the channel in s.F.No.52 & 154 without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the channel, the same should be restored to its original condition at his own cost.

5.The authorities concerned vide G.O.Ms.No 78 / H&UD (UDM(3) Dept, 04.05.2017 should restore the channel in S.F.No.52 Kolathuvancheri village immediately as per Revenue record measurements based on the Government orders & circulars as well as Hon'ble supreme court & High court judgments, since it is converted as village road by local panchayat without the PWDMRD

6.The Channel in S.F.No. 154 runs in between the applicant site along the boundary of applicant's land should be completely desilted and resectioned by constructing retaining wall on either side including bed lining of the channel upto the applicant's land stretch (upto the stretch) as per the FMB at the applicant's own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned PWD/WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) and along the stretch of applicant's land should be maintained properly without any change and no encroachments.

7.The Government supply channel in S.F.No.154 within the site stretch abutting the boundary of the proposed land should be marked as per FMB and monitored, and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should provide necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also, the applicant should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost within the proposed land.

8.The sewage water from the applicant's rand should not ret into the channel and for the disposal of the sewage water, suitable arrangements should be made for the same by the applicant, and as well as the construction materials/debris/ garbage's should not be dumped into the channel, at any cost.

The applicant should not dump the garbage's/debris in the channel and avoid the sewage water into the channel, etc. At any cost, sewage/sullage should not be let into field channel, and the garbages, debris and construction materials should not be dumped into the channel restricting the free flow of water.

9.The applicant should not object at any time for the maintenance work / improvements work of the channel which is proposed to be carried out by PWD/WRD. The applicants should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance/improvement/development works as per Revenue records [FMB], which are to be carried out by PWD/MRD in future periodically.

10.The applicant should maintain Government property as per Revenue records in S F No.25 - Kalam, 47/2 & 48/1B - pathai and 154 - Irrigation channel in between the applicant site and S.F.No.52 as field channel on Western sideand S.F No.37, 143, 144, 145, 147, 148, 150, 151 & 152 mentioned as patta channel or bye-mass channel or plan marked channel as per village plan or otherwise, the applicant should provide suitable arrangements for discharging the storm water during rainy season in respect of patta channel or bye-mass channel or plan marked channel in order to avoid inundation.

11.The proposed RCC culvert should be constructed by the applicant's own cost only across the channel in Survey No.154 mentioned below of Kolathuvancheri village as earmarked in the sketch and the applicant should strictly adhere to maintain the hydraulic particulars of the channel as given below. The applicant should construct the RCC culvert size as mentioned in the table below at his own cost for temporary occupation for three years from the date of agreement. If the applicant's land/road available on both sides of the channel, this permission is eligible for construction of culvert. The width of the channel earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments.

The bed level of the culvert should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for flow from West to East direction.

Channel T.S No./S.F No.	Access to S.F.Nos.		Proposed Bed level in M (+)	MFL in M (+)	Minimum length of culvert or width of channnel as per FMB at proposed site	Minimum inner Vent height in M or bottom level of deck slab	Width of bridge in M	Area in bridge in Sq.m	No. of vents allowed
	From	To							
154	39/2	153/2	To Be Ascertained By EE PWD(below (+)11.800m)	14.240	4.50+4.80m=9.30M	3.04m/ (+)14.840m	10.50	48.83	1 Vent
							TOTAL	48.83	

12.Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC culvert should be obtained from the qualified structural Design Engineer and the same should be submitted to the Executive Engineer, PWD.,WRD., Kosasthalaiyar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for above proposal should be informed to the Executive Engineer, PWD., WRD., Vent Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion culvert should be reported to the Executive Engineer.

13.The applicant should pay an annual lease rent of Rs.23,000/-(Rupees Twenty three thousand only) for occupation of 48.83 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lump sum for three years of Rs.69,000 (Rupees sixty nine thousand only) in advance before the commencement of work. During execution/ after construction of above culvert, if any deviations are noted in above measurements, accordingly the lease rent also is revised respectively.

14.The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

15.The applicant should execute the lease agreement with the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur before commencing the work and it should be renewed once in three years for which the applicant voluntarily has to apply within 2 months, before the expiry of the lease period. The lease rent is subjected to revision from time to time as per guideline value / Government orders

16.The applicant should also to pay the caution deposit of sum of Rs.3,00,000/- (Rupees three lakh only) in favour of the Executive Engineer, PWD., WRD. , Kosasthalaiyar Basin Division, Thiruvallur, which will be refunded only after completion of six months based on the certificate from concerned Assistant Executive Engineer of this department stating that the construction work (culvert and field channel retaining wall) was completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant. If failed, the cost of restoration work will be borne from the caution deposit.

17 . The construction of Abutment, Wing wall, Return wall, etc., should be constructed for the above proposed culvert and should also be constructed well within the applicant's land on either side. Moreover, the width of field channel as per Revenue records (FMB) should be maintained properly without any change.

18.The applicant should not claim any privilege on the above leased portion of the land and if the leased portion of the land required for the Government for the benefit of some other large general common public schemes, the applicant should not object to handover the land to this department for which applicant are not entitled for any compensation. Further, the leased portion land to be handed over his department in original condition.

19.The above proposed culvert will be the Government PWDMRD property after the construction. The applicant should not claim any privilege on the above lease portion of Government land (culvert land, culvert, field channel retaining wall abutting the applicant land) and should allow the PWD^NRD officials to inspect the channel as and when required and for the periodical inspection.

20.The applicant should not carry out any other cross/along masonry structures across the water courses before getting prior permission from PWD/MRD department.

21.In case of transfer of the above said lands to the third party / association in future, in such case the lease rent should be paid by the third party / association periodically without fail, otherwise the NOC will be revcked and constructed culvert will also be removed withnsatisfaction and as well as legal entity.

22.The applicant should abide by the rules and regulation of the PWD/WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.

23.The permission granted to the applicant, should not be altered/modified/ changed to any others. Based on the records submitted by the applicant, the permission is granted. If any documents seem to be fake/manipulated/fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicant is solely responsible of genuinely of the documents submitted.

24.The PWD/WRD officers should be allowed to inspect the site at any time during execution and thereafter, if necessary. Advance intimation should be given to the PWD/WRD officers concerned before commencement of work. PWD/WRD is giving opinion only in connection with inundation & culvert permission aspects and does not deliver any rights to the applicant to encroach the PWD / Government Lands.

25.The applicant should get clearance certificate for this site from the Revenue department to make sure that the site is not an encroached property from the water body as well as confirming this proposed site boundaries.

26.PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the PWD / Government lands. The NOC for their site from the PWD/WRD is purely assumed on the basis of inundation point of view and temporary permission for construction of culvert.

27.The applicants should do proper soil test, and suitable foundation should be selected depending upon the soil condition and the structural design should be obtained from the approved and qualified Structural Engineer for the proposed culvert.

28.The PWD/WRD.. will not be held responsible for the Structural Stability, safety and soundness of the culvert proposed by the applicant and PWD/WRD specifically recommend only for inundation point of view and permission for culvert. The applicant is solely responsible for the structural safety and stability of the proposed building & culverts and at any cost, PWD/WRD will not be held responsible for design and drawing adopted for the above proposed construction

The owner of the document received from the applicant in respect to the ownership is purely of applicant's responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified by the Development / Revenue authorities. The specific remarks on inundation and culvert are purely issued on technical grounds in respect to the physical location of land.

Failing to comply with any of the above conditions, PWD/WRD reserves the rights to withdraw the permission on above survey number on inundation point of view and permission for culvert and in that event, the applicant shall not be eligible for any compensation what so ever and as well as legal entity

(II)TNCDBR-2019 RULE NO: 47 (9)
THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THESE CASES OF EWS PLOTS AT ANY POINT OF TIME.

(III)TNCDBR-2019, RULE NO: 47 (11)
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-006171 KOLATHUVANCHERY/2020/DATED:23.10.2020 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(IV) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE

◎ NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

This Planning Permission issued under Mast Rule 57(2)(a), 2019 is subject to final outcome of the W.P.(MD) No.8248 of 2019 and W.M.P. Nos. 6912 & 6913 of 2019.

LEGEND:
- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- EWS
- CHANNEL
- COMMERCIAL

ஒப்புதல் அளிக்கப்படுகிறது.
இணைப்பில் வண்டுள்ள இவ்வறுவை உத்தரவு எண்: மூ.மு. 16/2024.வ்வ45 நாள்: 28.06.2024 கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடம் ஒப்புதல் அளிக்கப்படுகிறது.
தலைவர் / நிர்வாக அதிகாரி அப்பய்பாக்கம் ஊராட்சி ஒன்றியம் செங்கை - 603 002.

For PADMASHINI PROPERTIES PRIVATE LIMITED.
Authorised Signatory

OWNER SIGNATURE

I. ARIVAZHAKAN RAJ, D.C.E., B.Tech.,
Registered Engineer Grade-III
DTCP Registration No. TRURREGr-III/2019/08/017
CMDA Registration No. RE/Gr-III/1904/107
O/I: SAI GREEN ASSOCIATES
2384, Rohini Flats, J.N. Road,
Anna Nagar (W) Extn., Chennai-600 101.
Ph: 044 - 35746037, Mobile : 7299989915

LICENSED SURVEYOR

CONDITIONS:
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

Planning Permit No. 15792 Dated: 5.4.2024
P.P.D / L.O No: 70/2024
APPROVED
VIDE LETTER No.: Layout-1/0240/2023
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

KUNDRATHUR PANCHAYAT UNION

REVISION OF THE EARLIER APPROVED LAYOUT OF HOUSE SITES IN S.Nos: 23/1,2B, 37/1B2,2A,2B,3, 38, 39/1,2, 46, 143/2, 144/1A,1B,2, 145/1,2, 146, 147/1,2, 148/1A,1B,2, 150/2B, 151/1,2, 152/1,2A,2B,2C, 153/1 & 153/2 OF KULATHUVANCHERI VILLAGE.

(THIS REVISES EARLIER APPROVED LAYOUT P.P.D / L.O.No:04/2023)

SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE.)

File No: TNRERA/PLF/2531/2024

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TN/1/Layout/3163/2024 dated 19.08.2024

Project Name: VGN GRANDEUR

Project Details & Address:

Registration for layout of house sites with 395 Plots + 8 Commercial Site comprised in S.No. 23/1, 23/2B, 37/1B2, 37/2A. 37/2B, 37/3, 38, 39/1, 39/2, 46, 143/2, 144/1A, 144/1B, 144/2, 145/1, 145/2, 146, 147/1, 147/2, 148/1A, 148/1B, 148/2, 150/2B, 151/1, 151/2, 152/1, 152/2A, 152/2B, 152/2C, 153/1, 153/2 of Kulathuvancheri Village, Kundrathur Taluk, Kancheepuram District. CMDA approved the layout PPD/Lo No: 70/2024 in Lr No: Layout-1/0240/2023 dated 05.04.2024. The Commissioner, Kundrathur Pancayat Union forward to the President, Iyyapanthangal Panchayat in Lr No: 16/2024-25 dated 29.04.2024. The President/Executive officer, Iyyapanthangal Panchayat Union approved the layout in resolution No: 39 dated 27.06.2024 in Lr No: 16/2024-25 dated 29.06.2024.

Applicant:
1) M/s. PADMANIDHI PROPERTIES PRIVATE LIMITED
333, Poonamallee High Road, Amaindakari,
AMAINDAKARAI Village,
CHENNAI - 600030,

2. This registration is granted subject to the following conditions, namely:-

I.The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;

II.The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

III.The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

IV.This Registration is given based on the declaration given by you. The Registration of the project does not amount to regularization of any violation of rules. If there is any violation/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

V.Mortgage without possession deed: 10689/2023 dated 06-Jul-2023 with M/s.IDBI Trustee Service Ltd

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Dated:19.08.2024
Place: Chennai

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Note: Advertisement in any form should contain TNRERA Registration Number and Website address of this Authority (https://rera.tn.gov.in)

Rec'd 8/4/2024

(376)

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-1/0240/2023 **Dated:05.04.2024**

To

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

Sir,

Sub: CMDA- APU – Layout Division – Revision of the earlier approved layout vide PPD/LO No.04/2023 dated 04.01.2023 for forming of house sites in S.Nos.23/1, 2B, 37/1B2, 2A, 2B, 3, 38, 39/1, 2, 46, 143/2, 144/1A, 1B, 2, 145/1, 2, 146, 147/1, 2, 148/1A, 1B, 2, 150/2B, 151/1, 2, 152/1, 2A, 2B, 2C, 153/1 & 2 of Kulathuvancheri Village, Kundrathur Taluk, Kanchipuram District, Kundrathur Panchayat Union Limit – Approved – Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0240/2023 dated 19.07.2023.
2. The CE, WRD, Chennai Region in letter No.DB/T5(3)/F-006171 Kolathuvanchery/2020 dated 23.10.2020.
3. This office letter even No. dated 04.09.2023.
4. Applicant letter dated 11.09.2023 & 13.09.2023.
5. This office letter even No. dated 30.01.2024.
6. Applicant letter dated 31.01.2024.
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 14.03.2024 addressed to the applicant.
9. Applicant letter dated 18.03.2024 enclosing the receipt for payments.
10. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
11. This office letter even No. dated 25.03.2024 addressed to the applicant enclosing the layout plan.
12. Applicant letter dated 27.03.2024 enclosing original Gift deed for Road area registered as Doc.No.3549/2024 dated 26.03.2024 @ SRO, Chennai South Joint 1.
13. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
14. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for Revision of the earlier approved layout vide PPD/LO No.04/2023 dated 04.01.2023 for forming of house sites in S.Nos.23/1, 2B, 37/1B2, 2A, 2B, 3, 38, 39/1, 2, 46, 143/2, 144/1A, 1B, 2, 145/1, 2, 146, 147/1, 2, 148/1A, 1B, 2, 150/2B, 151/1, 2, 152/1, 2A, 2B, 2C, 153/1 & 2 of Kulathuvancheri 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 9th cited as called for in this office letter 8th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.1,19,098/-	CMDA/PP/Ch/11385/2023 dated 18.07.2023
Development charge	Rs.3,25,000/-	B-0025098 dated 18.03.2024
Layout Preparation charge	Rs.1,20,000/-	
Regularization charge	Rs.23,90,000/-	
Balance Scrutiny Fee	Rs.500/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.70/2024 dated 05.04.2024.** Three copies of layout plan and planning permit **No.15792** 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 13th & 14th cited.

7. The original Gift Deed registered as Doc.No.3549/2024 dated 26.03.2024 @ SRO, Chennai South Joint 1 as in the reference 12th cited is also enclosed herewith as per the provision made in the G.O. in the reference 7th cited and Government letter in the reference 10th cited.

Yours faithfully,

for Member Secretary.

5/4/24

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.3549/2024 dated 26.03.2024 @SRO, Chennai South Joint 1.

Copy to:

1. M/s.Padmanidhi Properties Pvt. Ltd. rep. by
   Thiru.B.R.Nandakumar,
   No.333, Poonamallee High Road,
   Amaindakarai,
   Chennai – 600 029.

2. The Deputy Planner,
   Master Plan Division,
   CMDA, Chennai-8.
   (along with a copy of the 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. 2nd
   cited).

4. The Superintending Engineer,
   Chennai Electricity Distribution Circle, (South-II).
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   K.K.Nagar, Chennai-600 078.

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

6. Stock file /Spare Copy.

ஐய்யப்பன்தாங்கல் ஊராட்சி மன்றத்தலைவர் / நிர்வாக அலுவலர் (கி.ஊ) அவர்களின் செயல்முறைகள்

முன்னிலை : திருமதி. ஜெமிலா பாண்டுரங்கன்

ந.க. எண்: 16/2024-25 **நாள் : 29.06.2024**

பொருள்: குடியிருப்பு மனைப்பிரிவு- காஞ்சிபுரம் மாவட்டம், குன்றத்தூர் ஊராட்சி ஒன்றியம் - ஐய்யப்பன்தாங்கல் ஊராட்சி, கொளுத்துவாஞ்சேரி கிராமம் **M/s. PADMANITHI PROPERTIES PRIVATE LIMITED** என்பவரின் சர்வே .எண்கள் : 23/1, 23/2B, 37/1B2, 37/2A. 37/2B, 37/3, 38, 39/1, 39/2, 46, 143/2, 144/1A, 144/1B, 144/2, 145/1, 145/2, 146, 147/1, 147/2, 148/1A, 148/1B, 148/2, 150/2B, 151/1, 151/2, 152/1, 152/2A, 152/2B, 152/2C, 153/1 & 153/2 ல் அடங்கிய **79399** சதுர மீட்டர் பரப்பளவு கொண்ட மனைப்பரப்பில் அமையும் **371** உத்தேச குடியிருப்பு மனைப்பிரிவு மற்றும் **7** வணிக மனைகளுக்கு ஒப்புதல் வழங்குதல் - திட்ட அனுமதி அளித்து உத்தரவிடுதல் - சார்ந்தது.

பார்வை: (1) உறுப்பினர் செயலர் (பொ) சென்னை பெருநகர் வளர்ச்சிக் குழுமம், சென்னை மாவட்டம் PPD/LO.No.**70/2024** Layout No. 1/240/2023 dated 05.04.2024

(2)தானப்பத்திரம் எண்: 18734/2022 நாள்:13.12.2022 & 3549/2024 நாள்:26.03.2024,

(3ஆணையர், குன்றத்தூர் ஊராட்சி ஒன்றியம் ப.மு.எண்: 2453/2024/அ3 நாள் : 29.04.2024

(4)ஐய்யப்பன்தாங்கல் ஊராட்சி மன்றத் தீர்மானம் எண்:**39** நாள்:27.06.2024

பலவகை வரவு ரசீது எண் : 2024-2025/1/5/3/7/128. நாள்:: 29.06.2024.

உத்தரவு :

பார்வை-1 மற்றும் பார்வை-3ல் கண்டுள்ள கடிதத்துடன் சென்னை பெருநகர வளர்ச்சிக் குழுமம் மற்றும் ஆணையர், குன்றத்தூர் ஊராட்சி ஒன்றியத்தினால், ஐய்யப்பன்தாங்கல் ஊராட்சி, கொளுத்துவாஞ்சேரி கிராமம் M/s. PADMANITHI PROPERTIES PRIVATE LIMITED என்பவரின் **சர்வே .எண்கள்** : 23/1, 23/2B, 37/1B2, 37/2A. 37/2B, 37/3, 38, 39/1, 39/2, 46, 143/2, 144/1A, 144/1B, 144/2, 145/1, 145/2, 146, 147/1, 147/2, 148/1A, 148/1B, 148/2, 150/2B, 151/1, 151/2, 152/1, 152/2A, 152/2B, 152/2C, 153/1 & 153/2 ல், **19.62** ஏக்கர் உள்ள மனைப்பிரிவில் **371** மனைகள் மற்றும் **7** வணிக மனைகள்.. அமைக்க அனுமதி வழங்கப்பட்டது. கீழ்குறிப்பிட்டுள்ள ஊராட்சி ஒன்றியத்தினால் வரைபட அனுமதியில் குறிபிட்டுள்ள விதிகளுக்குட்பட்டு இறுதி ஒப்புதல் அளிக்கப்படுகிறது..

மேலும் பார்வை 2-ல் காணும் தானப்பத்திரத்தின்படி, சாலை மற்றும் மூலை முடுக்கு (21080 ச.மீ+285 ச.மீ), பூங்கா (5847 ச.மீ) பொது உபயோகம் (293 ச.மீ) மற்றும் TNEB (292 ச.மீ) உள்ளாட்சிக்கு ஒப்படைப்பு செய்யப்பட்டுள்ளது.

இதனைத் தொடர்ந்து, பார்வை 4-ல் ஊராட்சி மன்றத்தீர்மானத்தின் அடிப்படையிலும் மற்றும் கீழ் குறிப்பிட்டுள்ள கட்டணங்கள் செலுத்தியதன் அடிப்படையிலும்

S.No	Particulars	Name of Bank	DD No & Date	Amount (Rs.)
1	Development Charges	Union Bank of India Shenoy Nagar Branch	DD NO. 140240 DT.20.06.2024	55,83,040.00
2.	Inspection Charges	Union Bank of India Shenoy Nagar Branch		1,89,000.00
3.	District Collector Fund	Union Bank of India Shenoy Nagar Branch	DD NO. 140241 DT. 20.06.2024	20,00,000.00

ஊராட்சி ஒன்றியத்தினால் வரைபட அனுமதியில் குறிபிட்டுள்ளது விதிகளுக்குட்பட்டு, இறுதி ஒப்புதல் அளிக்கப்படுகிறது.

நிபந்தனைகள்

1. மனைகள்மற்றும் தெருக்கள் அங்கிரிக்கப்பட்ட வரைபடம், சென்னை பெருநகர வளர்ச்சிக் குழுமத்தின் நிபந்தனைகளின்படி எல்லைக்கற்களால் வரையறுக்கப்பட வேண்டும். மனைப்பிரிவிற்குள் வரும் தெருக்கள் அனைத்தும் சரளைக்கற்களைக் கொண்டு ,மனுதாரர்நிர்வாக அதிகாரியினால் நிர்ணயிக்கப்படும் மட்டத்திற்கும் அகலத்திற்கும் அமைக்கப்படவேண்டும்.

2. மனையின் அளவுகளில் அமைப்பில் மாற்றங்கள் செய்வதோ அல்லது வரையறுக்கப்பட்டபொது உபயோகத்திற்கான இடங்களில் மாறுதல் செய்வதோ கூடாது .

3. தெருமுனையில் அமையும் மனைகளில் மூலைகளில் அங்கிரிக்கப்பட்ட வரைபடத்தின்படிதிருப்பத்தோடு அமைக்கப்பட வேண்டும்.

4. அங்கீகரிக்கப்பட்ட வரைபடத்தில்விடப்பட்டுள்ள எந்த ஒரு மனையையும் பொது காரியங்களுக்காக பிரித்து காட்டப்பட்டுள்ள மனைகள் தவிர குடியிருப்பு வீடுகட்டுவதற்கு மட்டுமே பயன்படுத்தவேண்டுமல்லாது கடை, பண்டகசாலை மற்றும் குடியிருப்பு அல்லாத குடியிருப்பைச்சொந்த உபயோகத்திற் கல்லாதகட்டிடம் கட்டுவதற்கு பயன்படுத்தக் கூடாது.

5. எந்த ஒரு மனையிலும் தனித்தொரு குடிருப்பு மட்டுமே கட்டப்பட வேண்டும். தவிர எக்காலத்திலும், தனிப்பட்ட மனைகளில் அங்கீகரிக்கப்பட்ட அளவுகளையோ, அமைப்பையோமாறுபடுத்தும் வகையில் எந்த மனையையும் திருத்தி அமைப்பதோ உட்பிரிவளிப்பதோ மாறுபட்ட உபயோகத்திற்கோ பயன்படுத்தக் கூடாது.

6. அங்கிகரிக்கப்பட்ட வரைபடத்தில் காட்டப்பட்டுள்ள தெருக்களுக்கு கட்டிட வரம்பு விதிகளின்படி குறையாமல் இருக்கவேண்டும்

7. மனையின் பின்புற எல்லைக்குள் கட்டத்திற்கும் இடையில் மனையில் மொத்த அகலத்திற்கும் வியாபிக்கின்ற வகையில் விதிகளின்படி திறந்த வெளி இருக்கவேண்டும். இந்த பின்பக்க திறந்த வெளியில் கிணறு மல அறை, எருக்குழி, மாட்டுத் தொழுவம், உந்து வண்டியை நிறுத்த கொட்டகை போன்றவை அல்லது அவை போன்ற குடியிருப்புஅல்லாத ஆனால் அதைச் சார்ந்த கட்டிடங்கள் மட்டுமே அனுமதிக்கலாம்..

8. கடக்கால்போடத் தேவையான அளவிற்கு அதிகமாகதரையை சமப்படுத்த வேண்டும். நிலச்சரிவை நேர் செய்யவோ மனையிலிருந்து மண் தோண்டிஎடுத்து பள்ளங்கள்க ழுணி ஏற்படுத்தக்கூடாது

9. மனையின் சொந்தக்கார்கள் மேற்படி வீடுகட்டும் திட்டங்களுக்கு உட்படுவதாக எழுத்து மூலமாக சம்மந்தபட்ட ஊராட்சி ஒன்றிய அதிகாரி, மற்றும் தலைவர் ஐய்யப்பன்தாங்கல் ஊராட்சி அவர்களிடமும் ஒப்பந்தம் செய்துக்கொள்ள வேண்டும். மனைகள் விற்பவரையும் மற்றும் வாங்குபவரையும் கட்டுப்படுத்தும் வகையில் கட்டுத் திட்டங்கள் விற்பனைப்பத்திரங்கள் பகுதியாக சேர்க்கப்பட வேண்டும்.

10. அங்கிகரிக்கப்பட்ட மனைப்பிரிவு வரைபடம் இத்துடன் இணைக்கப்பட்டுள்ளது .

11. சாலை வசதி மற்றும் மின்சார வசதிக்குரிய அனைத்து கட்டமைப்புகளையும் இந்த மனைப்பிரிவு உரிமையாளர் செய்துதர வேண்டும்

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12. வரைபடத்தில் உள்ளபடி சாலைகள் அனைத்தும் தார் சாலைகள் அமைக்கப்பட வேண்டும்.

13. வரைபடத்தில் உள்ளபடி சாலையோரம் தெரு விளக்கு மின் கம்பங்கள் நடப்பட வேண்டும்.

இணைப்பு :

i) மனைப்பிரிவு வரைபடம் – 1

ii) பலவகை வரவு ரசீது எண் : 2024-2025/1/5/3/7/128. நாள்:: 29.06.2024.

தலைவர் / நிர்வாக அலுவலர்
அய்யப்பன்தாங்கல் ஊராட்சி
குன்றத்தூர் ஊராட்சி ஒன்றியம்
சென்னை - 600 056

பெறுநர்

M/s. PADMANITHI PROPERTIES PRIVATE LIMITED

Represented by its Authorized Signatory B.R.Nandakumar

No. 333, Poonamallee High Road,
Amaindakarai, Chennai – 600029.

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Ask anything about a property and get an answer grounded in live government records, with the sources shown.
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One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
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- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

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- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

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Who holds it, and which office keeps the record.

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.