பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

திட்ட அனுமதி

Planning Permission

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 49வது பிரிவின் படி)
(Sec 49 of T & C.P Act 1971)

திட்ட அனுமதி எண்(Planning Permit No)		SD/WDCN03/00615/2024	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N03	N 022(M to N02)	24/07/2025	13/08/2024
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.SHREE KALPAVRIKSH REALTY LLP REP BY MANISH BOHRA-8/10, FIRST STREET, VENGEESWARAR NAGAR, VADAPALANI, KODAMBAKKAM, CHENNAI-600 024	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Door No:JOTHI NAGAR,Block No:-,Plot No:-, Survey No:408/2B2 & 409/1A2A2, VIJAYA NAGAR,Near Panchayat office(N023),PUZHAL,Puzhal, CHENNAI, 600042	
CMDA Development Charges		12000	
Open space reservation charges		2743000	
Regularisation Charges - Land		295000	
மொத்தக் கட்டணம்/Total (In Rs.)		3050000	

Amount (in words): Rupees Thirty Lakhs Fifty Thousands Only

C.M.D.A. DD Details : DD Number: 000965 Amount: 3050000 Rs. Date:08/07/2025 Bank:AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Layout of Land - layout approvalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

24/7/25
Assistant Executive Engineer (T.P.)

24/07/25
Executive Engineer (T.P.)

24/7/25

24/7/25

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Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	**2025-26/HQ/0859264**	**Receipt Date:**	**18-07-2025**
Name:	SHREE KALPAVRIKSH REALTY LLP REP BY MANISH BOHRA		
Address:	8/10, FIRST STREET, VENGEESWARAR NAGAR, VADAPALANI, KUDAMBAKKAM, CH-24		
Payment Details:	Description:	Fee Collection : Plan Submission Number -SD/WDCN03/00615/2024	
	Paid By:	SHREE KALPAVRIKSH REALTY LLP REP BY MANISH	

Description Head of A/C	Amount (in Rupees)
Scrutiny Fees Collection	5000.00
Tentative improvement charges Collection	1872000.00
Total:	**18,77,000.00**

Amount (in words): Rupees Eighteen Lakhs Seventy Seven Thousands Only

Demand Draft # 000967 Drawn on AXIS BANK LTD., CHENNAI Dated 11-07-2025

This is the Computer Generated Receipt Siganture and Seal is not required

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TOTAL EXTENT (AS PER PATTA)	:	2943.00 SQ.M
TOTAL EXTENT (AS PER SITE)	:	2948.55 SQ.M
ROAD AREA	:	381.05 SQ.M
PLOTTABLE AREA	:	2531.83 SQ.M
TOTAL NO.OF.PLOTS	:	26
PUBLIC PURPOSE-1 FOR G.C.C.	:	16.48 Sq.M
PUBLIC PURPOSE-2 FOR TNEB	:	13.64 Sq.M

CONDITIONS:

(I) TNCDBR-2019 RULE NO: 47 (8) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN

G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41.DATED 31.01.2020

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE".

WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE

ACTUAL SANCTION OF THE LAYOUT.

(II) TNCDBR-2019, RULE NO: 47 (11)

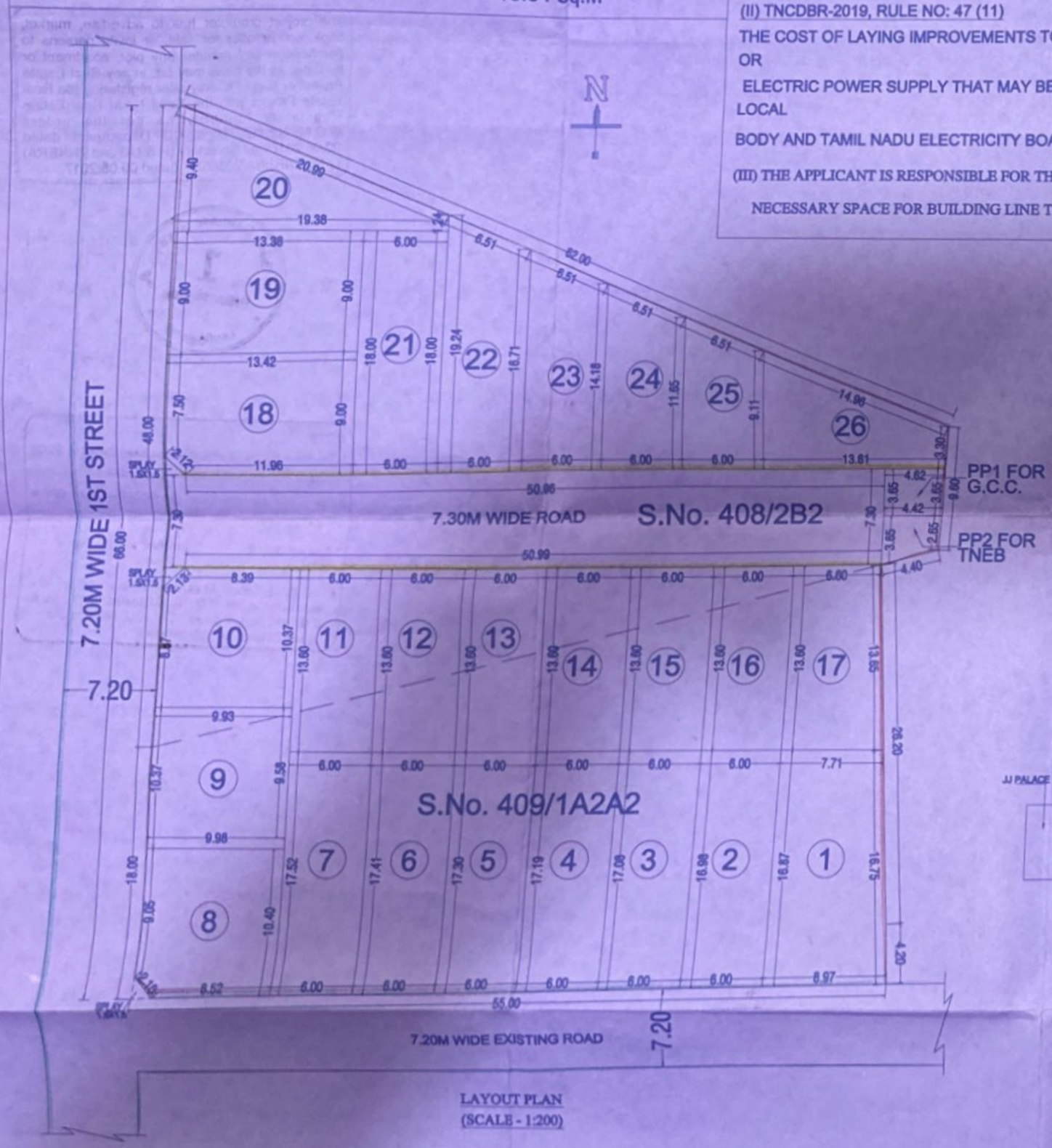
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR

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.

(III) 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



LAYOUT PLAN
(SCALE - 1:200)

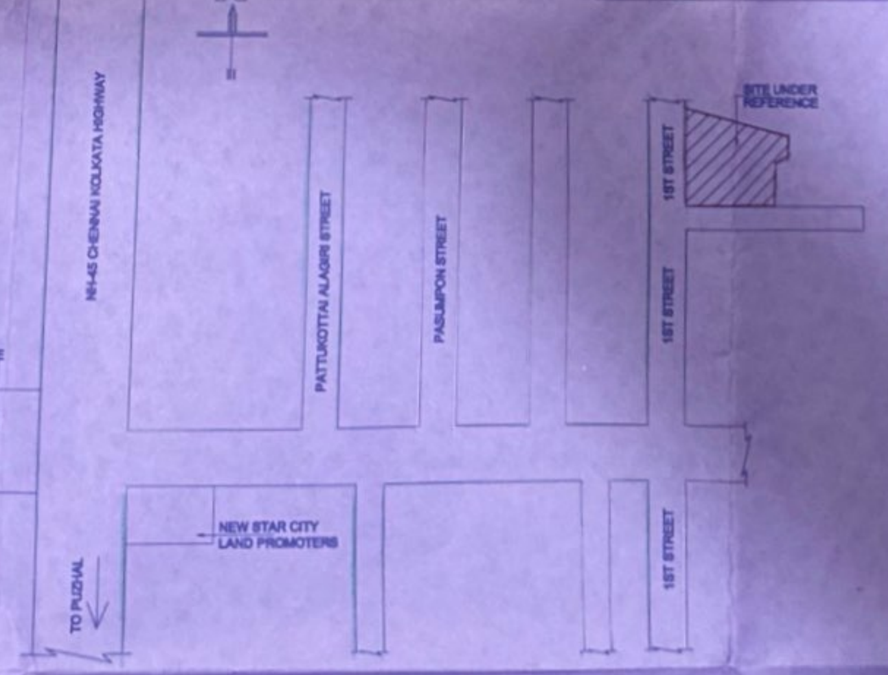
REFERENCE:-

GIFT DEED DETAILS:

1. IN FAVOUR OF COMMISSIONER, G.C.C. (ROAD & PP1)
DOC. No. 16001/2024, DATED - 12/12/2024, S.R.O. - REDHILLS.
2. IN FAVOUR OF TNEB. (PP2)
DOC. No. 2394/2025, DATED - 25/02/2025, S.R.O. - REDHILLS.

COLOUR INDEX :

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD



KEY PLAN
(not to scale)

PLOT No.	AREA IN SQ.M
1	140.75
2	101.33
3	102.18
4	102.83
5	103.47
6	104.12
7	104.77
8	103.47
9	103.24
10	101.66
11	81.60
12	81.60
13	81.60
14	81.60
15	81.60
16	81.60
17	97.32
18	119.81
19	120.60
20	103.14
21	108.00
22	107.86
23	92.56
24	77.58
25	62.28
26	85.26
PP1 FOR G.C.C.	16.48
PP2 FOR TNEB	13.64

SIGNATURE OF OWNER

For SHREE KALPAVRIKSH REALTI LLP
Designated Partner

LICENSED SURVEYOR

N. GOPINATHAN
Consulting Civil Engineer
Licensed Surveyor, Adyar
Class RE/GR III/2014/0008
CC/CRE/300385/08
17/6 R.R Puram 1st Street, Chennai-600 024.
Mobile : +91 9444138319
E-mail:ngn.gopinath@gmail.com

GREATER CHENNAI CORPORATION.

LAYOUT OF HOUSE SITES IN Plot No. 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25 & 26, JOTHI NAGAR SURVEY Nos: 408/2B2 & 409/1A2A2 OF PUZHAL VILLAGE, MADHAVARAM TALUK, CHENNAI DISTRICT. DIVISION - 22, ZONE - 3.

SCALE - 1:200 (ALL MEASUREMENTS ARE IN METER)

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பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் ...SDLWDC.N03/00615/2024
(மனைப்பிரிவு)

நாள்..24/07/2025.. வார்டு.....N022 (M to N02)

ஒப்பளிக்கப்பட்டது

24/7/25
உ.செ.பொ.

24/07/25
ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள்..13/08/2024
N03/00615/2024
பெ.செ.ம.தி.ஆணை
பணித்துறை

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 G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

பெருநகர சென்னை மாநகராட்சி
1
மதுதாரர் நகல்
பணித்துறை

Layout Approved vide no
LA/WDC/N03/00016/2025
Dt: 24/07/2025

24/7/25
AEE

24/07/25
for Commissioner

NOTE:

1 The Road Portion Earmarked has been Gifted to GCC vide Document No:16001/2024 dated 12.12.2024

2 The public purpose Land for GCC has been Gifted vide Document No:16001/2024 dated 12.12.2024

3 Splay of 1.5 m ... provided at the intersection of Road.

4 The Road Gifted Shall be Takeover as per the provisions in the G.O. No.181, dated 09.12.2020 & G.O. (Ms). No.141 dated 16.07.2022 Housing and Urban Development Department.

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