



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 11762

Date of Permit 24/01/2019

PPD (Regularisation) No 136
2017 = 2019

File No. Reg Layout / 3933/2018

Name of Applicant with Address Registration slip no

CMDA/L/0010877/2017

Date of Application 12/01/2018

Nature of Development : Regularisation of Layout framework
Layout/Sub-division of Land/Building cons-
truction/Change in use of Land/Building

S. No. 105, 106, 107, 110, & 111/2 B

Site Address Adaiyavarai village within the

Division No. Limits of Thirumazhisai Town Panchayat

Layout Name as "Kuberan Garden"

Development Charge paid Rs. ----- Challan No. ----- Date -----

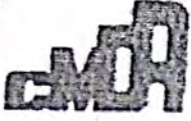
Regularisation of Layout framework
PERMISSION is granted to the layout/sub-division of land/
building construction/change in use of land/building according to the
authorised copy of the plan attached hereto and subject to the
condition overleaf.

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 SENIOR PLANNER
For MEMBER SECRETARY

LD6
24/1/19

By RPAD



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

*Received at
on: 29.1.19.*

Letter No. Reg.Layout/3933/2018

Dated: 24.01.2019

From

To

Thiru. S.Rudiramurthy,
Senior Planner,
Reg.Layout Division.

The Executive Officer,
Thirumazhisai Town Panchayat,
Thiruvallur District.

Sir,

Sub: CMDA- Reg. Layout Division- Regularisation of unapproved plots and layout Rules 2017- Under Section 113 read with section 122 of TamilNadu Town and Country Planning Act 1971 – Regularisation of unapproved layout Namely “Kuberan Garden” Comprising in S.No. 105, 106, 107, 110, & 111/2 of Udaiyavarkoil Village comes within Thirumazhisai Town Panchayat limit – Regularisation of Layout Frame work- Orders sent - Reg.

Ref:

1. G.O.Ms.No.78, H&UD dept, dated 04.05.2017
2. G.O.Ms.No.172, H&UD dept, dated 13.10.2017.
3. Proc.No.Reg.Layout/14941/2017 dated 03.11.2017.
4. This Office Order No. 15/2018 dated 12.12.2018.
5. This Office Letter No.Reg Layout/14941/2017 dated 21.01.2019. Addressed to The Inspector General of Registration Department. Chennai-28.
6. Registration No. CMDA/L/0010877/2017 dated 12.01.2018 registered by Thiru. Mugunthan.
7. This office even No dated 26.10.2018 addressed to the local body.
8. Your letter No. Na.Ka.No. 369 / 2018/A1 dated 21.12.2018 Received on 24.12.2018

The Regularisation Application for regularization of unapproved layout Namely “Kuberan Garden” Comprising in S.No. 105, 106, 107, 110, & 111/2 of Udaiyavarkoil Village registered by Thiru. Mugunthan in the reference 6th cited has been examined, under the provisions of Government Orders/Operational Guidelines cited in the reference 1 to 3 and the Office Order No.15/2018 dated

12.12.2018 cited in the reference 4th cited, the Regularisation of layout framework of said layout is approved subject to the following.

- i. As per G.O.(Ms).No.78 H&UD UD4(3) department dated 04.05.2017 and G.O.Ms.No.172 H&UD UD4(3) department dated 13.10.2017 the individual plots to be regularized separately after Regularisation of layout frame work.
- ii. Only those unapproved layouts where a part or full number of plots have been sold through a registered sale deed as on 20th October 2016, are eligible to be regularized.
- iii. The Issue of Regularisation of layout frame work will not automatically construe/regularize the individual plots in the layout. The individual plot owner/Promoter (in case of unsold plots) shall, after obtaining unapproved layout frame work apply for regularization of plot/plots by submitting separate application.
- iv. Plots / sub-divisions / Layouts shall be regularized under these rules only for Residential usage.
- v. Regularisation of plot under these rules shall not be deemed that the buildings constructed in the plot are regularized and does not confer any right on the applicant or owner of the plot to obliterate the action taken against such buildings under sections 56 and 57 of the T&CP Act 1971.

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, CMDA 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 scrutiny fee of Rs. 38,500/- (Rupees Thirty Eight Thousand and Five Hundred only) for the Regularisation of **unsold plots** in the said layout.

4. The Thirumazhisai Town Panchayat is requested to regularize the each individual plot/plots in this approved Regularisation of layout frame work viz after collection of the following charges.

- i. Scrutiny fee at the rate of Rs.500/- per plot shall be collected in case of regulating the individual sold out plots under this scheme.
- ii. Regularisation charge of Rs.30/- per Sq.m to be remitted in the Head of account of 0217 urban Development -60 Other Urban Developments Schemes – 800 other receipts AU Receipts under Regularisation Charges of Unapproved Layout and Plots- CMDA (DPC: 0217 60 800 AU 0009)
- iii. The Development charges of Rs.75/-per sq.m to be collected from the applicant and kept in separate account of the local body and shall be utilized for providing basic infrastructure facilities like roads, drinking water, storm water drains etc., for the particular layout.
- iv. As per G.O. cited above the OSR charges for the regularization of individual plots effected on or before 20.10.2016 are exempted under this scheme.

5. The Thirumazhisai Town Panchayat has informed that the Road and OSR area gifted by the layout Promoter and taken over by them in the reference 7th cited.

6. The Thirumazhisai Town Panchayat shall forward the copy of the Regularisation of layout framework along with gift deed for the roads and the OSR to the concerned Tahsildar for carrying out mutation in the revenue records especially in respect of Open Space reservation and roads.

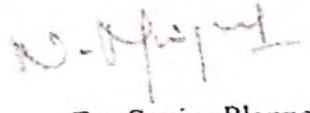
7. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

8. The Thirumazhisai Town Panchayat is requested to inform the remittance of above charges to CMDA before regularization of individual plots/layout in this said layout framework.

9. The Thirumazhisai Town Panchayat is also requested to host the layout frame work along with the regularization of individual plots/layout in your web-site.

10. The approval for the layout framework is numbered as PPD/L.O(Regularisation -2017) No. 136 / 2019, dated 24.01.2019 Copy of Regularisation of layout frame work and Planning Permit No.11762 dated 24.01.2019 are sent herewith for further action.

Yours faithfully,


For Senior Planner


24/1/19

Encl: i) Copy of approved layout

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

Copy to:

1. Thiru. Mugunthan,
91-92, Kodambakkam High Road,
Nungambakkam,
Chennai - 600 034.
2. The Principal Secretary to Government,
H&UD Department and Chairperson,
Tamil Nadu Real Estate Regulatory Authority(TNRERA),
1st Floor, No. 1-A, Gandhi-Irwin Bridge Road,
Egmore, Chennai-600 008.
3. The Deputy Planner,
Master Plan division, CMDA, Chennai -8.
(Along with a copy of Regularisation of layout frame work)
4. The System Analyst
Computer Cell, CMDA (to host the CMDA web site).

33
PROCEEDINGS OF THE EXECUTIVE OFFICER, THIRUMAZHISAI TOWN PANCHAYAT,
THIRUVALLUR DISTRICT
PRESENT: THIRU.K.RAVI

R C No. 560/2018,

DATED: 01.02.2019

Sub : Regularisation Permission – Thirumazhisai Town Panchayat –
Thiruvallur District – Udayavarkoil Village S.No. 105, 106, 107, 110
& 111/2 – Layout (No of Plots 116 (Sold-36, Reserved for OSR 12
Plots, Unsold-68 Plots) - Regularisation Planning Permission –
Order Issued.

Ref: 1) G O (MS) No.78H and UD4(3) Dept at Dated.04.05.2017 & G O
(MS)No.172H and UD4(3) Dated.13.10.2017
2) Thiru.Mugundhan, 91-92, Kodambakkam High Road,
Nungambakkam, Ch-34
3) Member –Secretary, CMDA, Chennai Lr No.Reg. Layout/3933/2018
Dated.26.10.2018
4) CMDA, Chennai Planing Permit No.11762, Dated.24.01.2019
5) Other Connected Records

--//---

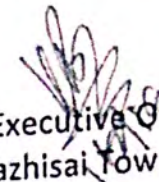
Order:-

Layout Un sold Plots Regularisation Planning Permission of Un sold Plots Layout is granted to Thiru.Mugundhan in S. No. 105, 106, 107, 110 & 111/2 of Thirumazhisai Town Panchayat, Udayavarkoil Village "Kuberan Garden" Layout (Total No of Plots 116 / Sold Plots - 36nos, Reserved for OSR 12 Nos of Plots and Unsold Plots 68 Nos are Marked shown the sold and unsold , reserved plots indicated in layout drawings) is Regularised and unsold plots 68 Nos only Approved here (Specify the Layout Blueprint) with subject to the following Conditions and vide collecting the Treasury Chelan of Regularisation Charges Rs.2,07,000/- and Regularisation Chrges remitted to consent Government Head of Account, Unsold 68 Nos plots Development Chrges and other Charges Rs. 5,51,500/- remitted to Local Body vide DD No.505165 ICICI bank, Thiruvallur Branch , Dated.01.02.2019.

CONDITION

1. The Order is subject to all rules prescribed by the G O (MS) No.78H and UD4(3) Dept at Dated.04.05.2017 & G O (MS)No.172H and UD4(3) Dated.13.10.2017
2. " Issuance of Planning Permission by CMDA / Local Body under the statutory provisions does not confirm any ownership of title over the property in favour of the applicant. Before issuing Planning Permission for any development, CMDA/ Localbodies in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the documents (such as sale deed, Patta lease, Deed Gift ,etc) furnished by the applicant along with his/ her application to prove the same, Thus CMDA/ Localbody Primarily consider only on whether the applicant prima facie has a right to carry out the development in the site under reference.
3. Any person who acquires interest in the property shall ensure independently about the ownership and the applicant 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 the appropriate / Competent court to decide on the ownership dispute or the get the matter settled in the court of Law and CMDA / Local body is not competent authority to decide on this matter"

4. No encroachment should be made in any Government Land, Poramboke etc, labour welfare fund Chennai, and report to this office early,
5. **Regularisation Unsold Layout Planning Permission No.136/2019 Reg. Serial No.450** here with under Regularisation Act.


Executive Officer
Thirumazhisai Town Panchayat
Thiruvallur District

To

Thiru.Mugundhan, 91-92, Kodambakkam High Road, Nungambakkam, Ch-34

Copy To

Member –Secretary, CMDA, Chennai for favorable information and necessary actions.



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate