



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](mailto:hello@verified.realestate)

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™





**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](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. L1/13800/2019**

**Dated: 04.02.2020**

To

**The Executive Officer,**

Thirumazhisai Town Panchayat

Thirumazhisai, Chennai – 600 124.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –  
– Proposed laying out of house site comprised in S.Nos.64/2A2,  
2B2, 2C, 3B & 6, 65/5B part, 66/1B part and 83/1B of  
Chembarambakkam Village (formerly Neduncheri & Prayambathu  
Village), Poonamallee Taluk, Thiruvallur District, Thirumazhisai  
Town Panchayat limit – Approved - Reg.

Ref:

1. Planning Permission Application for laying out of house sites received in ref. APU No.L1/2019/000195 dated 14.08.2019.
2. The C.E., PWD, WRD, Chennai Region, Chepauk letter No.DB/T5(3)/I-Chembarambakkam-III/2018/M dated 13.12.2018.
3. Applicant letter dated 09.09.2019 & 16.09.2019.
4. This office letter even No. dated 03.10.2019 addressed to the applicant.
5. Applicant letter dated 04.10.2019.
6. This office letter even No. dated 22.10.2019 addressed to the applicant.
7. This office DC Advice letter even No. dated 30.10.2019 addressed to the applicant.
8. Applicant letter dated 01.11.2019 enclosing the receipts for payments.
9. This office letter even No. dated 06.11.2019 addressed to the Executive Officer, Thirumazhisai Town Panchayat.
10. The Executive Officer, Thirumazhisai Town Panchayat letter R.C.No.413/2019/A1 dated 02.01.2020 enclosing the copy of Gift Deed for Road & Park area registered as Doc.No.4795/2019 dated 31.12.2019 @ SRO, Poonamallee.
11. Applicant letter dated 03.01.2020.
12. This office letter even No. dated 09.01.2020 addressed to the applicant.
13. Applicant letter dated 29.01.2020.
14. The Superintendent Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO letter No.SE / CEDC / CGL / AEE / GL / CHD / F.Land/ D No.1832/19-20, dated 29.01.2020 enclosing the copy of Gift Deed for handing over of EB sub-station site registered as Doc.No.272/2020 dated 28.01.2020 @ SRO, Poonamallee.
15. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
16. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

.....

The proposal received in the reference 1<sup>st</sup> cited for the Proposed laying out of house site comprised in S.Nos.64/2A2, 2B2, 2C, 3B & 6, 65/5B part, 66/1B part and 83/1B of Chembarambakkam Village (formerly Neduncheri & Prayambathu Village), Poonamallee Taluk, Thiruvallur District, Thirumazhisai Town Panchayat limit – Approved - Reg.

*[Handwritten Signature]*

**Authorised Signatory**

Thiruvallur District, Thirumazhisai Town Panchayat limit was examined and layout plan has been prepared to satisfy the Development Regulation 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 8<sup>th</sup> cited as called for in this office letter 7<sup>th</sup> cited:

| Description of charges         | Amount         | Receipt No. & Date         |
|--------------------------------|----------------|----------------------------|
| Scrutiny Fee                   | Rs.1,11,651/-  | B-0013541 dated 13.08.2019 |
| Development Charge for land    | Rs.1,75,000/-  | B-0014644 dated 01.11.2019 |
| Layout Preparation charges     | Rs. 95,000/-   |                            |
| Regularisation charge for land | Rs.17,00,000/- |                            |
| Contribution to Flag Day Fund  | Rs. 500/-      | 649879 dated 01.11.2019    |

4. The approved plan is numbered as **PPD/LO. No.08/2020 dated 04.02.2020**. Three copies of layout plan and Planning Permit **No.12770** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of all the conditions stipulated by PWD in their letter No.DB/T5(3)/I-Chembarambakkam-III/2018/M dated 13.12.2018 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 15<sup>th</sup> & 16<sup>th</sup> cited.

Yours faithfully,

for Member Secretary

Encl: 1. 3 copies of layout plan.

2. Planning permit in duplicate  
(with the direction to not to use the logo of CMDA in the Layout plan since the same is registered).

Copy to: 1. M/s.Chennai Residential Developers Pvt. Ltd.,  
Plot No.'A', No.36/1, Gandhi Mandapam Road,  
Kotturpuram,  
Chennai - 600 085.

For Chennai Residential Developers Pvt. Ltd.  
D. S. Reddy  
Authorised Signatory

Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERMIT No. 12770

PPD No. 08  
LO 2020

Date of Permit 04/02/2020

File No. L1/13800/2019

M/s. Chennai Residential  
Developers Pvt. Ltd.,  
Plot No. A, No. 36/1,  
Gandhi Mandapam Road,

Name of Applicant with Address  
Kotturpuram, Chennai-600 085

Date of Application 14/08/2019

Nature of Development : Layout/Sub-division of Land/Building construction/Change in use of Land/Building  
PP for Proposed laying out of house sites  
comprised in S. Nos. 64/2A2, 2B2, 2C, 3B & 6,  
Site Address 65/S.B. part and 83/1B of  
Chembarambakkam Village, (formerly Neduncheri &  
Prayambathu Village), Poonamallee Taluk, Thiruvallur  
Division No.  
District, Thirumazhisai Town Panchayat Limit.

₹. 1,15,000/-

B-14644

01/11/2019

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

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

04/02/2020

04/02/2020

For Chennai Residential Developers Pvt. Ltd.

D. S. P. S.

Authorised Signatory

**திருமழிசை தோர்வுநிலை பேருராட்சி செயல் அலுவலர் அவர்களின் செயல்முறைகள்.**  
**முன்னிலை: திருமதி.வ.பிரேமா**

ந. க. எண். 413 / 2019 /அ1

நாள்: 31-03-2020

**பொருள்:** சென்னை பெருநகர் வளர்ச்சிக் குழுவும் - திருவள்ளூர் மாவட்டம் - திருமழிசை பேருராட்சி - திட்ட அனுமதி - மனைப்பிரிவு - செம்பரம்பாக்கம் (முன்னர் நெடுஞ்சேரி மற்றும் பிராயம்பத்து) வருவாய் கிராம நில அளவை எண்.64/2ஏ2, 2பி2, 2சி, 3பி மற்றும் 6, 65/5பி பகுதி, 66/1பி பகுதி மற்றும் 83/1பி-ல் மனைப்பிரிவு அங்கீகரிக்கப்பட்டு உத்திரவு வழங்குதல் - தொடர்பாக.

- பார்வை:**
- 1) உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுவும் அவர்களின் கடிதம் எண். L1/13800/2019 நாள்.06.11.2019
  - 2) இப்பேருராட்சி மன்ற தீர்மானம் எண். 425, நாள் 26-12-2019
  - 3) தொடர்புடைய ஆவணங்கள்.

**உத்திரவு:**

சென்னை பெருநகர் வளர்ச்சிக் குழுவும் அவர்களின் திட்ட அனுமதி L1/13800/2019 நாள்.06.11.2019-ன்படி திருமழிசை பேருராட்சியில் செம்பரம்பாக்கம் (முன்னர் நெடுஞ்சேரி மற்றும் பிராயம்பத்து) வருவாய் கிராம நில அளவை எண்.64/2ஏ2, 2பி2, 2சி, 3பி மற்றும் 6, 65/5பி பகுதி, 66/1பி பகுதி மற்றும் 83/1பி-ல் குடியிருப்பு மனைப்பிரிவு செய்து அனுப்பியுள்ளதை இப்பேருராட்சி மன்றம் அங்கீகரித்து அனுமதி வழங்கப்பட்டுள்ளது.

பார்வை 1ல் கண்டுள்ளபடி, தாங்கள் மனைப்பிரிவு மனைகளாக பிரித்து சாலைகளை மேம்படுத்த வேண்டுமென்ற நிபந்தனைகளுக்குட்பட்டு மனைப்பிரிவு அங்கீகரிக்கப்படுகிறது.

மேலும், சென்னை பெருநகர் வளர்ச்சிக் குழுமத்தின் மனைப்பிரிவு நிபந்தனை உத்திரவையும் இத்துடன் இணைத்து அனுப்பப்படுகிறது.

**இணைப்பு**

1. வரைபடம்
2. சென்னை பெருநகர் வளர்ச்சிக் குழுவும் ரசீது

**பெறுநர்**

M/s சென்னை ரெசிடென்ஷியல் டெவலப்பர்  
நெ.36/1, காந்தி மண்டபம் சாலை,  
கோட்டுர்புரம், சென்னை- 600 085



செயல் அலுவலர்  
திருமழிசை பேருராட்சி  
திருவள்ளூர் மாவட்டம்.

31/3/2020

For Chennai Residential Developers Private Ltd.

Authorized Signatory



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