



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
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. L1/00068/2021

Dated: 25.02.2021

To

The Commissioner

Greater Chennai Corporation,
Rippon Building,
Chennai – 600 003.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Proposed Re-designation of School site in approved layout sanctioned
vide PPD/LO.No.107/88 into Commercial site comprised in Old
S.No.1/1A part, New S.No.1/92 (as per patta) of Sadayankuppam
Village, Thiruvottiur Taluk, Chennai District, Greater Chennai
Corporation limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000314 dated 31.12.2020.
 2. Layout of house sites approved vide PPD/LO.No.107/1988 in letter No.D2(L)/10416/1987 dated 07.06.1988.
 3. This office letter even No. dated 05.02.2021 addressed to the applicant.
 4. This office DC Advice letter even No. dated 11.02.2021 addressed to the applicant.
 5. Applicant letter dated 18.02.2021
 6. Applicant letter dated 19.02.2021 enclosing the receipt for payments.
 7. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 8. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed Re-designation of School site in approved layout sanctioned vide PPD/LO.No.107/88 into Commercial site comprised in Old S.No.1/1A part, New S.No.1/92 (as per patta) of Sadayankuppam Village, Thiruvottiur Taluk, Chennai District, Greater Chennai Corporation limit was examined and the re-designation plan has been prepared to satisfy the Tamil Nadu Combined Development & 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

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.

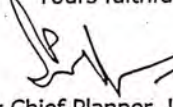
3. The applicant has remitted the following charges / fees in the reference 6th cited as called for in this office letter 4th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3,200/-	B-0018277 dated 31.12.2020
Development charge	Rs.12,000/-	B-0018628 dated 19.02.2021
Sub-division Preparation charge	Rs.1,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO.No.21/2021 dated 25.02.2021**. Three copies of re-designation plan and planning permit **No.14028** are sent herewith for further action.

5. 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 7th & 8th cited.

Yours faithfully,


for Chief Planner, Layout
26/2/2021

Encl: 1. 3 copies of re-designation plan.

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

Copy to:

1.  Thiru.R.Sivakumar,
Plot No.26, Brindavan Nagar,
4th Street, Valasaravakkam,
Chennai - 600 083.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of re-designation plan).
3. Stock file /Spare Copy



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/WDCN02/00175/2021	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N02	N016	16/09/2021	18/03/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		R SHIVAKUMAR-PLOT.NO.26, 4TH STREET, BRINDAVAN NAGAR, VALASARAVAKKAM, CHENNAI-600 087	
சேவாபாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:-, Survey No:1/92 AS PER PATTA, THANIGAI NAGAR,ELANTHANCHERRY,SADAIYANKUPPAM,Sadayankuppam, CHENNAI, 600103	
CMDA Development Charges		9000	
மொத்தக் கட்டணம்/Total (In Rs.)		9000	

Amount (in words): Rupees Nine Thousand Only

C.M.D.A. DD Details : DD Number: 386180 Amount: 9000 Rs. Date:02/09/2021 Bank:RATNAKAR 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.

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

P-112.



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