Verified RealEstate™

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

85

Letter No. Layout-1/0225/2021 **Dated:29.07.2022**

To
The Commissioner
Sholavaram Panchayat Union
Sholavaram, Chennai – 67.

Sir,

Sub: CMDA - APU – Layout Division – Layout of house sites in the land comprised in S.No.537/1A & 537/1B of Sholavaram Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat union limit - Approved - Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in SBC No. CMDA / PP / Layout-1 / 0225 / 2021 dated 23.11.2021.
2. This office letter even No. dated 17.02.2022 addressed to the applicant.
3. Applicant letter dated 11.03.2022.
4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
5. This office DC Advice letter even No. dated 16.05.2022 addressed to the applicant.
6. Applicant letter dated 27.05.2022 enclosing the receipt for payments.
7. This office letter even No. dated 02.06.2022 addressed to the applicant enclosing the skeleton plan.
8. Applicant letter dated 21.06.2022 enclosing the Gift Deed duly signed by the Donor.
9. This office letter even No. dated 13.07.2022 addressed to the Sub-Registrar, Redhills enclosing original Gift Deed.
10. Applicant letter dated 18.07.2022 enclosing a copy of Gift deed for Road area and PP-1 & 2 sites registered as Doc. No. 9442/2022 dated 14.07.2022 @ SRO, Redhills.
11. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
12. 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 layout of House sites in the property comprised in S.No.537/1A & 537/1B of Sholavaram Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat union limit was examined and layout plan has been prepared to satisfy the Development Regulations 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 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.10,875/-	CMDA/PP/Ch/6119/2021 dated 23.11.2021.
Development charge	Rs.34,000/-	B-0021473 dated 27.05.2022
Layout Preparation charge	Rs.20,000/-	
OSR Charges (182 sq.m.)	Rs.6,60,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.94/2022 dated 29.07.2022.** Three copies of layout plan and planning permit **No.14700** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved 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 11th & 12th cited.

7. The original Gift Deed registered as Doc. No. 9442/2022 dated 14.07.2022 @ SRO, Redhills as in the reference 10th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited.

Yours faithfully,

for Senior Planner, Layout

01/08/22

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. 9442/2022 dated 14.07.2022 @ SRO, Redhills.

Copy to: 1. Tvl.V.Ramadevi & A.S.Narayanan,
No.1/259, Perumal Koil Street,
Sholavarm,
Chennai – 600 067.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation and
Distribution Corporation (TANGEDCO)

(87)

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

6. Stock file /Spare Copy.

(89)

PROCEEDINGS OF THE COMMISSIONER PANCHAYAT UNION SHOLAVARAM
PRESENT: Thiru.K.KULASEKARAN

Rc.No. 2394/2022/A3 **Date: -08-2022**

Sub: Layout- Chennai Metropolitan Development Authority —Planning Permission Layout of House sites in Sholavaram Panchayat – of **S.No.537/1A & 537/1B – Tvl.V.Ramadevi & A.S.Narayanan,** No.1/259, Perumal Koil Street, Sholavaram, Chennai -600067. for new Layout of House Sites(53 plots) – Approved - order issued.

Ref:
1. The Member Secretary, CMDA, Chennai Rc.No.L1/0225/2021 Dated: 29.07.2022.
2. Gift deed Registered at Sub-Register office, Redhills document No. 9442/2022, Dt: 14.07.2022

****

ORDER:

Permission sought by the applicant **Tvl.V.Ramadevi & A.S.Narayanan,** No.1/259, Perumal Koil Street, Sholavaram, Chennai -600067 for the laying out the house sites in **S.No.537/1A & 537/1B** of Sholavaram Panchayat with the total 53 house sites is approved subject to the conditions specified below in the approval of the Member Secretary, C.M.D.A. Chennai letter received 1st read above.

1. The conditions specified in the Member Secretary C.M.D.A (Layout conditions accompanying Layout of lands in the Chennai Metropolitan Area) letter No. L1/0225/2021 dated: 29.07.2022 and subjected to the conditions over leaf of Member Secretary, Chennai Planning permission No.94 Dt: 29.07.2022
2. The other conditions specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, sub-Rule 1 to 10) is Applicable.
3. The applicant is advised to abide by the rules and Regulations that will be issued by the Government in this regard.
4. The applicant is advised to follow the conditions laid down in the Chennai Metropolitan Development Authority letters cited.
5. 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.
6. The approved plans are enclosed.

COMMISSIONER
PANCHAYAT UNION SHOLAVARAM

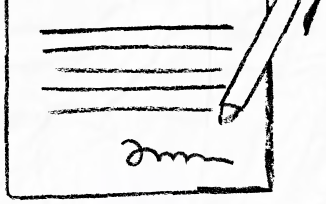
Encl:

1. Plan PPD/LO No.94 Dt:29.07.2022
2. Conditions Specified in Member Secretary, C.M.D.A permit No.14700 Dt:29.07.2022
3. Conditions Specified in Annexure enclosed in the Secretary C.M.D.A, Chennai. Letter No L1/0225/2021 dated: 29.07.2022

To

Tvl.V.Ramadevi & A.S.Narayanan,
No.1/259, Perumal Koil Street,
Sholavaram,
Chennai -600067.

Copy to The president, Sholavaram Panchayat.



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

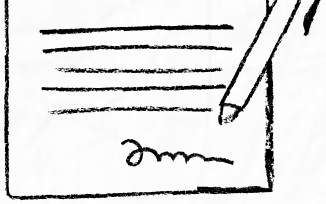
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

Verified RealEstate™

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
www.verified.realestate