

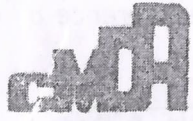
RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

**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.inWeb site: www.cmdachennai.gov.in**Letter No. Layout-1/0132/2021****Dated:15.03.2022**

To

The Commissioner

Kundrathur Panchayat Union,

Padappai - 601301,

Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission --
Proposed layout of house sites for the land comprised in S.Nos.253/1 &
254/2 of Gerugambakkam Village, Kundrathur Taluk, Kancheepuram
District, Kundrathur Panchayat Union limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.Layout-1/0132/2021 dated 22.06.2021.
 2. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 3. This office letter even No. dated 03.08.2021 addressed to the applicant.
 4. Applicant letter dated 05.08.2021.
 5. This office letter even No. dated 01.09.2021 addressed to the applicant.
 6. Applicant letter dated 22.09.2021.
 7. This office DC Advice letter even No. dated 07.12.2021 addressed to the applicant.
 8. Applicant letter dated 10.12.2021 enclosing the receipt for payments.
 9. This office letter even No. dated 20.12.2021 addressed to the applicant enclosing the skeleton plan.
 10. Applicant letter dated 28.01.2022 enclosing the Gift Deed duly signed by the Donor.
 11. This office letter even No. dated 12.02.2022 addressed to the Sub-Registrar, Pammal enclosing original Gift Deed.
 12. Applicant letter dated 25.02.2022 enclosing a copy of Gift deed for Road area, PP-1 & 2 sites registered as Doc.No.1854/2022 dated 23.02.2022 @ SRO, Pammal.
 13. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 14. 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 for the land comprised in S.Nos.253/1 & 254/2 of Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development and 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 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 8th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.5,404/-	CMDA/PP/Ch/5070/2021 dated 22.06.2021.
Development charge	Rs.17,000/-	B-0020496 dated 10.12.2021
Layout Preparation charge	Rs.12,000/-	
Balance scrutiny fee	Rs.100/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.30/2022 dated 15.03.2022**
Three copies of layout plan and planning permit **No.14636** 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 13th & 14th cited.

7. The original Gift Deed registered as Doc.No.1854/2022 dated 23.02.2022 @ SRO, Pammal as in the reference 12th cited is also enclosed herewith as per the provision made in the G.O. in the reference 2nd cited.

Yours faithfully,

[Signature]
for Senior Planner, Layout

[Signature]
21/03/22

- 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.1854/2022 dated 23.02.2022 @ SRO, Pammal

- Copy to: 1. Tmt.P.Josephin Rosy & Tmt.P.Mercy Florence,
No.15, Varghese Avenue,
Ashok Nagar,
Chennai - 600 083.
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, (South-
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai-600 078.
4. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.
5. Stock file /Spare Copy.

பெருநர்

ஆணையாளர்,
குன்றத்தூர் ஊராட்சி ஒன்றியம்,
(இ) படப்பை.

பெருநர்

ஊராட்சி மன்ற தலைவர்
கெருகம்பாக்கம் ஊராட்சி

ப.மு.எண் 6480/2023/அ3

நாள் - 23.11.2023

அய்யா,

பொருள் மனைப்பிரிவு அனுமதி - குன்றத்தூர் ஊராட்சி ஒன்றியம் -
கெருகம்பாக்கம் ஊராட்சி /கிராமம் - சர்வே எண்கள் - 253/1 &
254/2- ல் அடங்கிய 3603 சதுர மீட்டர் பரப்பளவு கொண்ட
மனைப்பிரிவு அனுமதி வழங்கி வரப்பெற்றுள்ளது - அனுப்பி
வைத்தல் - சார்ந்து.

பார்வை சென்னை பெருநகர வளர்ச்சி குழுமம், சென்னை அவர்களின்
கடித எண் Layout-1/0132/2021, Date - 21.03.2022

பார்வையில் காணும் சென்னை பெருநகர வளர்ச்சி குழுமம், சென்னை
அவர்களின் கடித வாயிலாக, குன்றத்தூர் ஊராட்சி ஒன்றியத்திற்குட்பட்ட
கெருகம்பாக்கம் ஊராட்சி /கிராமம், சர்வே எண்கள் 253/1 & 254/2- ல் அடங்கிய 3603
சதுர மீட்டர் பரப்பளவு கொண்ட மனைப்பிரிவு Tmt.P.Josephin Rosy & Tmt.P.Mercy
Florence என்பவர்கள் பெயருக்கு ஒப்புதல் வழங்கி வரப்பெற்றுள்ளதால் இறுதி ஒப்புதல்
வழங்க வேண்டி அசலாக வரைபடம் மற்றும் திட்ட அனுமதி இக்கடிதத்துடன்
இணைத்து அனுப்பி வைக்கப்படுகிறது.

மேற்படி மனுதாரிடம் மனைப்பிரிவு அனுமதிக்கான வளர்ச்சி கட்டணங்களை
வசூலிப்பதுடன், பார்வையில் கண்டுள்ள உறுப்பினர் செயலர், எழும்பூர், சென்னை 600 008
அவர்களின் கடிதத்தில் தெரிவிக்கப்பட்டுள்ள நிபந்தனைகளுக்குட்பட்டு இறுதி
ஒப்புதல் வழங்க உரிய ஆவணங்கள் அசலாக இத்துடன் இணைத்து அனுப்பப்படுகிறது.

23/11/23

ஆணையாளர்
குன்றத்தூர் ஊராட்சி ஒன்றியம்,
(இ) படப்பை.

இணைப்பு -

1) உறுப்பினர்-செயலர்,

சென்னை பெருநகர வளர்ச்சிக்குழுமம்

சென்னை-600 008 கடித எண் Layout-1/0132/2021, Date - 21.03.2022.

2) திட்ட அனுமதி எண் - 14636, நாள். 21.03.2022 (2 நகல்)

PPD -LO -No 30/2022, Date - 21.03.2022

3) ஒப்புதல் அளிக்கப்பட்ட வரைபடம் 2 நகல்

நகல் -

23/11/23

Tmt.P.Josephin Rosy & Tmt.P.Mercy Florence
No 15, Varghese Avenue
Ashok Nagar, Chennai - 600 083.

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

