Verified RealEstate™

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED 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.in
Web site: www.cmdachennai.gov.in.

(Approved Letter)

File No. : **CMDA/PP/LAYOUT-1/0248/2024** Date : **29/01/2025**

To

The Commissioner

Sholavaram Panchayat Union,

Sholavaram – 600 067,

Tiruvallur District.

Dear Sir / Madam,

Sub : CMDA- APU – Layout Division – Proposal for laying out of house sites in S.No.339/8C, 9A & 9C of Sholavaram Village, Ponneri Taluk, Tiruvallur District, Sholavaram Panchayat Union Limit – Approved – Reg.

Ref :

1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No. CMDA/PP/Layout-1/0248/2024 on 03.09.2024.
2. This office letter even No. dated 30.09.2024 addressed to the General Manager, IOCL.
3. This office letter even No. dated 01.10.2024 addressed to the applicant.
4. The Deputy General Manager, IOCL in letter No.SRPL/MAN/ML/24-25/2 dated 29.11.2024.
5. Applicant letter dated 19.11.2024, 05.12.2024 & 10.12.2024.
6. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
7. This office DC advice letter even No. dated 03.01.2025 addressed to the applicant.
8. Applicant letter dated 06.01.2025 enclosing the receipt for payments.
9. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
10. This office letter even No. dated 08.01.2025 addressed to the applicant enclosing the layout plan.
11. Applicant letter dated 27.01.2025 enclosing original Gift deed for Road area registered as Doc.No.758/2025 dated 27.01.2025 @ SRO, Redhills.
12. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
13. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for layout of house sites in S.No.339/8C, 9A & 9C of Sholavaram Village, Ponneri Taluk, Tiruvallur District, Sholavaram Panchayat Union Limit was examined and the layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements and approved.

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.

The applicant has remitted the following charges / fees as called for in this office DC letter:

Sl. No.	Charges	Amount	Receipt No. & Date
I	Scrutiny Fees	Rs.5,925.00	CMDA/PP/Ch/15538/2024 & dt. : 02 September, 2024
II	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/17060/2025 & dt. : 06 January, 2025
III	Development Charge	Rs.25,000.00	CMDA/PP/Ch/17060/2025 & dt. : 06 January, 2025
IV	Layout Preparation Charge	Rs.18,000.00	CMDA/PP/Ch/17060/2025 & dt. : 06 January, 2025

The approved plan is numbered as **OL-PPD/LO/0011/2025 dated 29 January, 2025** . Three copies of Open Layout plan and planning permit **No.OL-01531** are sent herewith for further action.

You are requested to ensure that roads are formed as shown in the plan, before sanctioning and release of the layout.

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 12th & 13th cited.

The original Gift Deed registered as Doc.No.758/2025 dated 27.01.2025 @ SRO, Redhills as in the reference 11th cited is also enclosed herewith as per the provision made in the G.O. in the reference 6th cited and Government letter in the reference 9th cited.

Yours faithfully,

Signature valid

Name :Neelakandan
Neelakandan
Designation :Assistant Planner
Date :01/30/2025 2:10:40 PM

Name: Neelakandan Neelakandan

Designation: Assistant Planner

Date: 30 January, 2025

For

Member Secretary

CMDA

Encl :

1. Three copies of approved plan
2. Planning Permit Duplicate(with the direction to not to use the logo of CMDA in the Open Layout plan since the same is registered)
3. Original Gift Deed Doc.No.758/2025 dated 27.01.2025 @ SRO, Redhills.

Copy To:

1. Thiru.Sunil,
   No.68/65, Arya Gowda Street,
   West Mambalam,
   Chennai – 600 033.

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

3. The Superintending Engineer,
   Chennai Electricity Distribution Circle, West.
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   @ Thirumangalam, Anna Nagar,
   Chennai - 600 040. (w.o.e).
   (along with a copy of approved layout plan).

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

5. Stock file /Spare Copy.

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

(Planning Permit)
sec.49 of T&C.P Act 1971

File No. : **CMDA/PP/LAYOUT-1/0248/2024**

Planning Permission No. : **OL-PPD/LO/0011/2025**

Permit No. : **OL-01531** **Date of permit** : 29-01-2025

Name of Applicant with Address :	Mr Sunil 68, 65, Arya Gowda Stret, West Mambalam, Chennai, , -, Mobile No. :9840270708 Email ID : sunil08011968@gmail.com
Date of Application :	03/09/2024
Nature of Development : Proposed laying out of house sites	
Site Address :	S.No.339/8C, 9A & 9C of Sholavaram Village, Ponneri Taluk, Tiruvallur District, Sholavaram Panchayat Union Limit

Development Charge Paid in Rs : Rs.25,000.00/- (Rs. Twenty Five Thousand Only)

Receipt No. : CMDA/PP/Ch/17060/2025 Date : 06 January, 2025

Permission is granted to Nature of Development : Layout according to the authorised copy of the plan attached hereto and subject to the condition mentioned below.

Yours faithfully,

Signature valid
Name :Neelakandan
Neelakandan
Designation :Assistant Planner
Date :01/30/2025 2:11:25 PM

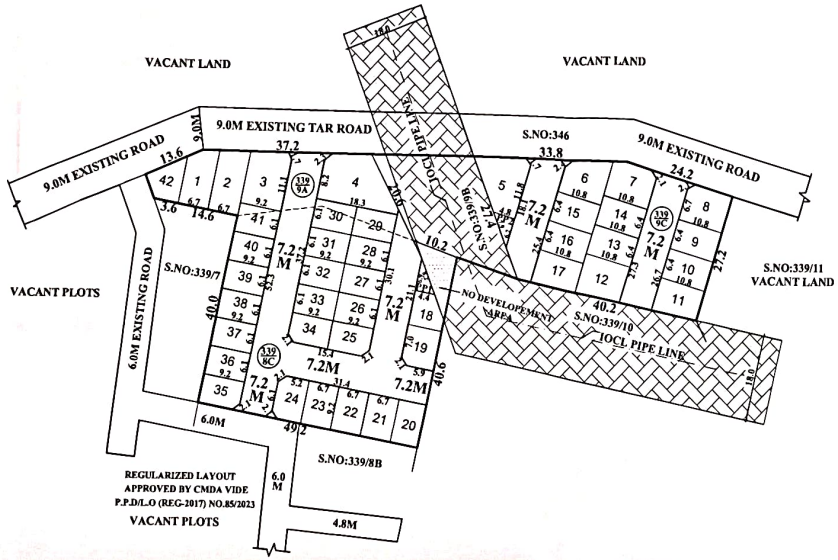
for MEMBER SECRETARY

CONDITIONS

1. According to Section 79 of the T. & C.P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated.

2. 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.

FILE NO : LAYOUT-1/0248/2024



TOTAL EXTENT (AS PER PATTA)	:	3950 SQ.M
ROAD AREA (31%)	:	1226 SQ.M
PLOTTABLE AREA (69%)	:	2724 SQ.M
%PUBLIC PURPOSE REQUIRED	:	27 SQ.M
PUBLIC PURPOSE PROVIDED (PUBLIC PURPOSE AREA-1 : 15.0 SQ.M) (PUBLIC PURPOSE AREA-2 : 15.0 SQ.M)	:	30 SQ.M
REGULAR PLOTS (1 TO 8)	:	8 Nos.
E.W.S.PLOTS (2007 SQ.M) (9 TO 42)	:	34 Nos.
TOTAL NO.OF.PLOTS	:	42 Nos.

NOTE :

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA, PUBLIC PURPOSE AREA - 1, PUBLIC PURPOSE AREA - 2 — TO REFER FINAL LETTER

CONDITIONS :

(I)TNCDBR-2019, RULE NO : 47 (8) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA1 DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED:31.01.2020.

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE". WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEOFRE THE ACTUAL SANCTION OF THE LAYOUT.

(II)TNCDBR-2019, RULE NO: 47 (9) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms No.16,MAWS (MAI) DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41, DATED 31.01.2020.

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS, AFTER A PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

(III)TNCDBR-2019, RULE NO: 47 (11)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV) THE FOLLOWING CONDITIONS OF INDIAN OIL CORPORATION LIMITED,SOUTHERN REGION PIPE LINES, CHENNAI PUMP STATION, MANALI , CHENNAI-68.

SRPL/MAN/ML/24-25/2

(i)Do not construct building or any other structure in IOCL's right of way 9row) width.
(ii)Do not construct or excavate any tank,well,reservoir or dam.
(iii)Do not plant any tree.
(iv)The entire pipeline IOCL Row area shall not be permitted for laying any utilities such as roads, drains,drinking water pipelines,sewage pipes, power cables,telecom cables,OFC etc.at any time and crossing of any of the utility to our pipelines needs separate approval from IOCL.
(V) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

◉ NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

LEGEND:

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- EWS
- PARK

APPROVAL CONDITION
THE LAYOUT/SUB-DIVISION APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

SHOLAVARAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 339/8C, 9A & 339/9C OF SHOLAVARAM VILLAGE.

SCALE - 1:800 (ALL MEASUREMENTS ARE IN METRE)

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

Applicant's (Owner / Developer) Power of Attorney)

Signature valid
Digitally Signed by
Registered Engineer Grade II.
MONISHA.V
Sign Date: 12/23/2024 6:32:43 PM

ISO_A2_(594.00_x_420.00_MM)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.