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RE REGULATORY RECORD

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Verified RealEstate™
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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

Letter No.Layout-1/0014/2024 **Dated:14.05.2024**

To

The Commissioner
Kundrathur Panchayat Union,
@ Padappai – 601 301,
Kancheepuram District.

Sir,

Sub: CMDA- APU – Layout Division – Proposed laying out of house sites in S.No.377/2 of Varadharajapuram 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.CMDA/PP/Layout-1/0014/2024 dated 23.01.2024.
2. This office letter even No. dated 22.02.2024 addressed to the applicant.
3. Applicant letter dated 05.04.2024.
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 24.04.2024 addressed to the applicant.
6. Online receipt dated 25.04.2024.
7. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
8. This office letter even No. dated 26.04.2024 addressed to the applicant enclosing the layout plan.
9. Applicant letter dated 08.05.2024 enclosing original Gift deed for Road area registered as Doc.No.3870/2024 dated 07.05.2024 @ SRO, Padappai.
10. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
11. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for proposed laying out of house sites in S.No.377/2 of Varadharajapuram Village, Kundrathur Taluk, Kanchipuram District, Kundrathur 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.

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 t 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.5,400/-	CMDA/PP/Ch/12904/2024 dated 21.01.2024
Development charge	Rs.20,000/-	CMDA/PP/Ch/13902/2024 dated 25.04.2024
Layout Preparation charge	Rs.12,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.105/2024 dated 14.05.2024.** Three copies of layout plan and planning permit **No.15822** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the 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 10th & 11th cited.

7. The original Gift Deed registered as Doc.No.3870/2024 dated 07.05.2024 @ SRO, Padappai as in the reference 9th cited is also enclosed herewith as per the provision made in the G.O. in the reference 5th cited and Government letter in the reference 7th cited.

Yours faithfully,

for Chief Planner, Layout. 14/5/24

14/5/24

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.3870/2024 dated 07.05.2024 @ SRO, Padappai.

Copy to: 1. Tvl.S.Vasanth Kumar & S.Arun,
No.96, 3rd Avenue, Banu Nagar,
Ambattur,
Chennai – 600 053.

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, (South-II).
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.

வரதராஜபுரம் ஊராட்சி மன்ற தலைவர்/செயல் அலுவலர்
அவர்களின் செயல்முறைகள்
முன்னிலை :திரு. M.செல்வமணி,

மு.மு.எண் : **36/ 2024-2025** நாள் : 07.06.2024

பொருள் : மனைப்பிரிவு அனுமதி - குன்றத்தூர் ஊராட்சி ஒன்றியம் - வரதராஜபுரம் கிராமம் புல எண். 377/2-ல் அடங்கிய 26255 ச.அடி பரப்பளவு கொண்ட இடத்தில் உள்ள மனைப்பிரிவு அனுமதி வழங்கி உத்தரவிடல் சார்ந்து.

பார்வை : 1. வட்டார வளர்ச்சி அலுவலர் (வ.ஊ.) அவர்களின் கடித ந.க.எண்.
-3409-2024-அ3 நாள் - 05-2024
2. அரசாணை எண்.255/ஊ.வ துறை நாள் : **18.08.1997**
3. பலவகை வரவு ரசீது எண்.32552/ நாள் : **07.06.2024**

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உத்தரவு:-

காஞ்சிபுரம் மாவட்டம் குன்றத்தூர் ஊராட்சி ஒன்றியம், வரதராஜபுரம் கிராமம் - புல எண். 377/2-ல் அடங்கிய 26255 ச.அடி பரப்பளவு கொண்ட இடத்தில் அனுமதி கட்டணம் கீழ்காணும் விவரப்படி செலுத்தப்பட்டுள்ளது. மேலும் அங்கீகரிக்கப்பட்ட வரைபடங்கள் இத்துடன் இணைக்கப்பட்டுள்ளன.

வ. எண்.	விவரம்	வங்கியின் பெயர்	வங்கி வரைவு எண்.	நாள்	தொகை ரூ
1	மனைப்பிரிவு அனுமதி கட்டணம்	IDFC First Bank	805642	04.06.2024	2,77,550

கீழ்காணும் நிபந்தனைகளுக்குட்பட்டு அனுமதி அளித்து உத்தரவிடப்படுகிறது.

நிபந்தனைகள்:

1. இந்த உத்தரவு சென்னை பெருநகர வளர்ச்சி குழும, உறுப்பினர் செயலர் அவர்களால் தெரிவிக்கப்பட்டுள்ள நிபந்தனைகளை முறையாக பின்பற்ற வேண்டும்.

2. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் (ம) பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என அறியப்பட்டால் ஒப்புதல் எவ்வித முன்னறிவிப்பின்றி இரத்து செய்யப்படும். மேலும் அதன்மேல் வேறு யாரேனும் தனிநபர் உரிமை கோரினால் அவர்கள் பொருத்தமான தகுதியுள்ள நீதிமன்றத்தின் முன் தீர்த்துக் கொள்ளலாம். இதனை முடிவு செய்ய ஊராட்சித்துறை பொருத்தமான அமைப்பு அல்ல.

3 புறம்போக்கு மற்றும் இதர அரசுக்கு சொந்தமான இடங்களில் எந்தவித ஆக்கிரமிப்பும் செய்யக்கூடாது.

பெறுநர்
Tvl.S. Vasanth Kumar & S. Arun,
No.96,3rd Avenue, Banu Nagar,
Ambattur, Chennai – 600 053.

தலைவர்
வரதராஜபுரம் முதல் நிலை ஊராட்சி
குன்றத்தூர் ஊராட்சி ஒன்றியம்

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
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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.