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RE REGULATORY RECORD

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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-1/0387/2023 **Dated:06.08.2024**

To

Thiru.C.Balakrishnan,
No.2/51, Gandhi Street,
Alagesan Nagar, Nandambakkam,
Chennai – 600 069.

Sir,

Sub: CMDA - APU – Layout Division – Proposal for laying out of house sites for the property comprised in S.No.385 of Sirukalathur Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit – Handing over of the Proposed Road space and PP-1 & 2 sites – Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0387/2023 dated 19.12.2023.
2. This office letter even No. dated 18.01.2024 addressed to the CE, WRD, Chennai Region.
3. This office letter even No. dated 18.01.2024 & 09.04.2024 addressed to the applicant.
4. The CE, WRD, Chennai Region in letter No.DB/T5(3)/F-0660 Sirukalathur village 3093/2024 dated 26.04.2024.
5. Applicant letter dated 02.05.2024.
6. This office GLV letter even No. dated 05.07.2024 addressed to the SRO, Kundrathur.
7. The SRO, Kundrathur in letter No.4/2024 dated 24.07.2024.
8. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
9. This office DC advice letter even No. dated 29.07.2024 addressed to the applicant.
10. Online payment receipt dated 05.08.2024.
11. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.

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The proposal received in the reference 1st cited for proposed laying out of house sites for the property comprised in S.No.385 of Sirukalathur Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit was examined and the layout has been prepared by the applicant to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements. The applicant has remitted the Scrutiny Fee, Development Charge and other charges applicable to this office in Cash Bill No. CMDA/PP/Ch/12679/2023 dated 19.12.2023 & CMDA/PP/Ch/15166/2024 dated 05.08.2024.

2. In the G.O. (Ms).No.181, Housing and Urban Development [UD4(1)] dated 09.12.2020 it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for Roads, Open Space Reservation and Public purpose to be gifted by the applicant(s) and gift deed registered in the Name of the Concerned Local Body. In the ref. 11th cited the Government has ordered that the procedure be followed in the Directorate of Town and Country Planning in respect of gifting of the road /OSR /Public Purpose for approving the layout/sub-division proposals in Chennai Metropolitan Area.

3. You are, therefore, requested to gift the Road, OSR, and the Public Purpose -1 site (reserved for Local Body) & Public Purpose -2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the layout plan showing the Road, OSR, Public Purpose -1 & 2 sites with area details, which have to be handed over to the **Kundrathur Panchayat Union** represented by the **Commissioner, Kundrathur Panchayat Union** along with a copy of the Gift Deed Format is enclosed.

4. You are requested to furnish the original registered Gift Deed for Road, OSR, and Public Purpose -1 & 2 sites and on receipt of the registered gift deed in original, the layout plan will be sent to the Commissioner, Kundrathur Panchayat Union for sanctioning of the layout.

Yours faithfully,

for Chief Planner, Layout.

6/8/24

6/8/24

Encl: One copy of Layout plan, a copy of "A4" size sketch along with Gift Deed format for registration purpose.

Copy to:

1. **The Commissioner**
   Kundrathur Panchayat Union,
   @ Padappai – 601 301,
   Kancheepuram District.
   (along with a copy of Layout plan).

2. **The Superintending Engineer,**
   Chennai Electricity Distribution Circle, (South-II).
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   K.K.Nagar, Chennai-600 078.

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Web site: www.cmdachennai.gov.in

Letter No.Layout-1/0387/2023 **Dated: 11.01.2024**

To
The Chief Engineer,
Water Resources Department
Chennai Region (PWD),
Chepauk, Chennai – 600 005.

Sir,

Sub: CMDA - APU – Layout Division – Layout of house sites in S.No.385 of Sirukalathur Village, Kundrathur Taluk, Kundrathur District, Kundrathur Panchayat Union limit – Remarks on inundation point of view – called for – Reg.

Ref: Planning Permission Application for laying out of house sites received in SBC.NO.CMDA/PP/LAYOUT-1/0387/2023 dated 19.12.2023.

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Thiru.C.Balakrishnan GPA on behalf of Thiru.A.Sambandan has applied for Planning Permission for laying out of house sites in S.No.385 of Sirukalathur Village, Kundrathur Taluk, Kundrathur District, Kundrathur Panchayat Union limit which is received in the reference cited. The layout proposal is under examination.

2. During site inspection it was observed that a channel in S.No.331 of Sirukalathur village exists on the northern side of the site under reference. A copy of the proposed layout plan as furnished by the applicant is enclosed herewith.

3. You are therefore requested to offer specific remarks on the inundation point of view of the site under reference, so as to process the layout proposal further.

Yours faithfully,

11/1/24

for Member Secretary

11.1.24

Encl: A copy of layout Plan.

Copy to:
Thiru.C.Balakrishnan GPA on behalf of
Thiru.A.Sambandan,
No.2/51, Gandhi Street,
Alagesan Nagar,
Nandambakkam, Chennai 600 069.

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

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