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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-1/0052/2024 **Dated:04.07.2024**

2147

To

The Commissioner
St. Thomas Mount Panchayat Union
@ Chitlapakkam, Chennai – 64.

Sir,

Sub: CMDA- APU – Layout Division – Proposal for laying out of house sites for the property comprised in S.No.137/1A & 2A of Arasankazhani village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount 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-1/0052/2024 dated 28.02.2024.
2. This office letter even No. dated 13.03.2024 addressed to the CE, WRD, Chennai Region.
3. This office letter even No. dated 14.03.2024 addressed to the applicant.
4. Applicant letter dated 16.04.2024.
5. The CE, WRD, Chennai Region in letter No.DB/T5(3)/F-03546/Arasankazhani village /2024 dated 16.05.2024.
6. This office letter even No. dated 06.06.2024 addressed to the applicant.
7. This office GLV letter even No. dated 18.06.2024 addressed to the SRO, Selaiyur.
8. The SRO, Selaiyur in letter No.137/2024 dated 21.06.2024.
9. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
10. This office DC advice letter even No. dated 24.06.2024 addressed to the applicant.
11. Online payment receipt dated 26.06.2024.
12. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
13. This office letter even No. dated 28.06.2024 addressed to the applicant enclosing the layout plan.
14. Applicant letter dated 02.07.2024 enclosing original Gift deed for Road area registered as Doc.No.7878/2024 dated 29.06.2024 @ SRO, Selaiyur.
15. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
16. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017

The proposal received in the reference 1st cited for laying out of house sites for the property comprised in S.No.137/1A & 2A of Arasankazhani village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount 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 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 11th cited as called for in this office letter 10th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.10,530/-	CMDA/PP/Ch/13392/2024 dated 27.02.2024
Development charge	Rs.35,000/-	CMDA/PP/Ch/14711/2024 dated 26.06.2024
Layout Preparation charge	Rs.20,000/-	
OSR charge	Rs.1,01,00,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.144/2024 dated 04.07.2024.** Three copies of layout plan and planning permit **No.15861** 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 15th & 16th cited.

7. The original Gift Deed registered as Doc.No.7878/2024 dated 29.06.2024 @ SRO, Selaiyur as in the reference 14th cited is also enclosed herewith as per the provision made in the G.O. in the reference 9th cited and Government letter in the reference 12th cited.

Yours faithfully,

for Chief Planner, Layout.

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.7878/2024 dated 29.06.2024 @ SRO, Selaiyur.

Copy to: 1. Thiru.D.Andrews Selvadurai, GPA on behalf of
Tmt.Hemalatha,
No.8, Balaji Nagar,
2nd Cross Street, Vengaivasal,
Chennai – 600 126.

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

3. The Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 5th cited).

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

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

6. Stock file /Spare Copy.

Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 15861 Date of Permit 4/07/2024

PPD/LO No: 144/2024

Th. D. ANDREWS SELVADURAI, GPA on behalf of Tmt. HEMALATHA, No: 8, Balaji Nagar, 2nd Cross Street, Vengaivasal, Ch-600126

File No Layout-1/0052/2024

Name of Applicant with Address .....

Date of Application 28/02/2024

Nature of Development : Layout/Sub-division of Land/Building construction/ Charge in use of Land/Building

Site Address Proposed Layout of house sites in S.No:

Division No. 137/1A & 2A of Aravankanjhani Village, Tambaram Taluk, Chengalpattu Dist, St Thomas Mount Panchayat Union Limit.

Development Charge paid Rs 35,000/- Challan No. CMDA/PP/ch/14711/2024 Date 26/06/2024

PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on ..... the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction 'already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

For MEMBER SECRETARY

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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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.