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RE REGULATORY RECORD

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**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 -1/0267/2023** **Dated:12.03.2024**

To
**The Commissioner,**
Kundrathur Panchayat Union
@ Padappai – 601301.
Kancheepuram District.
Sir,

Sub: CMDA - APU – Layout Division – Proposed laying out of house sites in the land comprised in S.Nos.352/1, 353/1A2, 1B2, 2B, 412/1, 414/1A, 415/1A1B, 1A2B, 1A3B, 1A4B, 1A5B, 1A6B, 3, 416/1A, 2A1B, 2A2A, 418/1B, 2B, 3B, 419/1, 2A, 420/1, 421/1, 444/1A, 1F, 2A1, 2B1B, 2B2, 2B3, 2A5A1, 2A5A2, 2A5B, 445/1A1, 1A2, 1A3, 1A4, 1B1, 1B2B, 1B2C, 1B2D, 1C, 2A, 2B1, 446/1B, 1C1, 2B1, 2B2A, 454/1A1, 1B1, 455/1A, 463/1A, 2A, 464/1A2B, 1A3A, 1A3B, 2, 3A, 465/2, 3, 4, 5, 466/1A, 467/1, 468/1, 468/2, 469/1, 2, 3, 6 & 7, 470/1A, 2A, 2B, 472/2A2 & 2B of Varadharajapuram Village and S.Nos.148/4B, 149/4A, 150/4B1, 150/5B1, 150/13A, 150/14 & 151/2 of Erumaiyur Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved – Reg.

Ref:
1. Planning Permission Application for layout of house sites received vide SBC No. CMDA/PP/Layout-1/0267/2023 on 12.08.2023.
2. This office letter dated 09.10.2023 addressed to the CE, WRD, Chennai Region.
3. This office letter dated 09.10.2023 addressed to the applicant.
4. Applicant letter dated 06.11.2023 & 27.12.2023.
5. The C.E., WRD, Chennai Region in letter No.DB/T5(3)/F-8607&8911 Varadharajapuram Erumaiyur10078/2023/ dt 07.12.2023.
6. Applicant letter dated 06.11.2023.
7. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
8. This office DC Advice letter even No. dated 26.02.2024 addressed to the applicant.
9. Applicant letter dated 27.02.2023 enclosing the receipts for payments.
10. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
11. This office letter even No. dated 28.02.2024 addressed to the applicant enclosing the 'A4' size proposed layout plan.
12. Applicant letter dated 07.03.2024 enclosing a copy of the Gift deed for the Road area, Park area and PP 1 & 2 sites registered as Doc. No.1923/2024 dated 06.03.2023 @ SRO, Padappai.
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.

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The proposal received in the reference 1st cited for the proposed Laying out of house sites in the land comprised in S.Nos.352/1, 353/1A2, 1B2, 2B, 412/1, 414/1A, 415/1A1B, 1A2B, 1A3B, 1A4B, 1A5B, 1A6B, 3, 416/1A, 2A1B, 2A2A, 418/1B, 2B, 3B, 419/1, 2A, 420/1, 421/1, 444/1A, 1F, 2A1, 2B1B, 2B2, 2B3, 2A5A1, 2A5A2, 2A5B, 445/1A1, 1A2, 1A3, 1A4, 1B1,

1B2B, 1B2C, 1B2D, 1C, 2A, 2B1, 446/1B, 1C1, 2B1, 2B2A, 454/1A1, 1B1, 455/1A, 463/1A, 2A, 464/1A2B, 1A3A, 1A3B, 2, 3A, 465/2, 3, 4, 5, 466/1A, 467/1, 468/1, 468/2, 469/1, 2, 3, 6 & 7, 470/1A, 2A, 2B, 472/2A2 & 2B of Varadharajapuram Village and S.Nos.148/4B, 149/4A, 150/4B1, 150/5B1, 150/13A, 150/14 & 151/2 of Erumaiyur Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit limit was examined and layout plan has been prepared to satisfy the Development Regulations 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 9th cited as called for in this office letter 8th cited respectively:

| Description of charges | Amount | Receipt No. & Date |
|---|---|---|
| Scrutiny fee | Rs.14,387/- | CMDA/PP/Ch/11632/2023 dated 12.08.2023. |
| Development Charges | Rs.7,40,000/- | B-0024952 dated 27.02.2024 |
| Layout preparation charges | Rs.2,80,000/- | |
| Flag Day Fund | Rs.500/- | |

4. The approved plan is numbered as **PPD/LO. No.53/2024 dated 12.03.2024.** Three copies of layout plan and planning permit **No.15775** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance with the conditions stipulated in the WRD remarks in the reference 5th cited and shall obtain a letter from WRD confirming the compliance of conditions, before sanctioning and releasing 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.1923/2024 dated 06.03.2023 @ SRO, Padappai as in the reference 12th cited is also enclosed herewith as per the provision made in the G.O. in the reference 7th cited and Govt. letter in the ref. 10th cited.

Yours faithfully,

for Member Secretary.

12/03/2024

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.1923/2024 dated 06.03.2023 @ SRO, Padappai.

Copy to:

1. M/s.Kishkinta Land Development Pvt Ltd.,
   represented by its Authorized Signatory
   Mr.Dega Srinivasulu GPA on behalf of
   M/s.Vees Properties Limited,
   No.36/1, Gandhi Mandapam Main Road,
   Kotturpuram,
   Chennai 600 085.

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)
   Thirumagalam @ Anna Nagar,
   Chennai-600 040.
   (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.

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.