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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. L1/13661/2020 **Dated:25.08.2022**

To
The Commissioner,
Kundrathur Municipality,
@ Padappai – 601 301,
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Laying out of house sites for the land comprised in S.Nos.674/2, 677, 681/1A part and 706/2 of Kundrathur-B Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Municipal limit – Approved - Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000293 dated 16.12.2020.
2. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I-Kundrathur-B Village-II/2020/M dated 12.11.2020.
3. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
4. This office letter even No. dated 07.01.2021 addressed to the applicant.
5. Applicant letter dated 08.03.2021.
6. This office letter even No. dated 14.07.2021 addressed to the Sub-Registrar, Kundrathur.
7. The Sub-Registrar, Kundrathur letter No.10/2020 dated 20.07.2021.
8. This office DC Advice letter even No. dated 30.07.2021 addressed to the applicant.
9. Applicant letter dated 13.09.2021 enclosing the receipts for payments.
10. This office letter even No. dated 23.09.2021 addressed to the applicant enclosing the skeleton plan.
11. Applicant letter dated 20.10.2021 enclosing the Gift Deed duly signed by the Donor.
12. This office letter even No. dated 26.10.2021 addressed to the applicant.
13. Applicant letter dated 10.11.2021.
14. This office letter even No. dated 03.12.2021 addressed to the Sub-Registrar, Kundrathur.
15. This office reminder letter even No. dated 15.03.2021 addressed to the applicant.
16. Applicant letter dated 04.04.2022.
17. Applicant letter dated 26.04.2022 enclosing the revised layout plan.
18. This office letter even No. dated 05.05.2022 addressed to the applicant enclosing the skeleton plan.
19. Applicant letter dated 23.05.2022 enclosing the revised Gift Deed duly signed by the Donor.

The proposal received in the reference 1st cited for the proposed laying out of house sites for the land comprised in S.Nos.674/2, 677, 681/1A part and 706/2 of Kundrathur-B Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Municipal limit was examined and 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 9th & 21st cited as called for in this office letter 8th & 20th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.13,899/-	B-0018130 dated 15.12.2020
Development charge	Rs.32,000/-	B-0019961 dated 13.09.2021
Layout Preparation charge	Rs.17,000/-	
Regularization Charges	Rs.32,000/-	
OSR Charges	Rs.19,95,000	
Contribution to Flag Day Fund	Rs.500/-	14291 dated 13.09.2021.
Balance Regularization Charges	Rs.5,25,000/-	B-0021601 dated 17.06.2021

4. The approved plan is numbered as **PPD/LO. No.112/2022 dated 25.08.2022** Three copies of layout plan and planning permit **No.15119** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved 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 24th & 25th cited.

7. The original Gift Deed registered as Doc.No.15374/2022 dated 20.07.2022 @ SRO, Kundrathur as in the reference 23rd cited is also enclosed herewith as per the provision made in the G.O. in the reference 3rd cited.

Yours faithfully,

for Senior Planner, Layout

02/09/22

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.15374/2022 dated 20.07.2022 @ SRO, Kundrathur.

Copy to:

1. (1) M/s.Capital One Constructions (P) Ltd.,
(2) Thiru.K.R.Jaganathan & (3) Tmt.Sailaja Chiita
Represented by their Power Agent M/s.Urban Tree
Real Estates LLP,
Partner/Authorized Signatory,
Thiru.Kapil Pansari,
(4) Tmt.Padmavathi,
No.8, Rutland Gate 5th Street,
Thousand Lights West,
Nungambakkam, Chennai - 600 006.

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

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

4. 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.