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RE REGULATORY RECORD

RERA Document

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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. L1/0054/2023 **Dated:19.12.2023**

To
The Commissioner,
Poonamallee Panchayat Union,
Poonamallee – 600 056,
Tiruvallur District.

Sir,

Sub: CMDA - APU – Layout Division – Proposed laying out of house sites for the land comprised in S.No.352/2A, 2B1 & 4B of Thirunindravur 'B' Village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

Ref:
1. The Layout proposal received vide reference SBC. No.CMDA/PP/Layout-1/0054/2023 dated 10.02.2023.
2. This office letter even No. dated 03.05.2023 addressed to the CE, PWD, WRD, Chennai Region.
3. This office letter even No. dated 03.05.2023 addressed to the applicant.
4. Applicant letter dated 16.05.2023.
5. This office letter even No. dated 06.06.2023 addressed to the applicant.
6. The CE, PWD, WRD, Chennai Region in letter No.DB/T5(3)/F.003665/NOC–Thitunindravur 'B' village/005729/ 2023 / dated 27.07.2023.
7. Applicant letter dated 21.08.2023.
8. This office letter even No dated 20.10.2023 addressed to the SRO, Avadi.
9. SRO Avadi in letter No.Rc.No.557/2023 dated 25.10.2023.
10. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
11. This office DC Advice letter even No. dated 31.10.2023 addressed to the applicant.
12. Applicant letter dated 10.11.2023 received on 15.11.2023 enclosing the receipts for payments.
13. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
14. This office letter even No. dated 17.11.2023 addressed to the applicant enclosing the Layout plan.
15. Applicant letter dated 07.12.2023 enclosing a copy of Gift deed for Road area, PP-1 & 2 sites registered as Doc. No.18829/2023 dated 06.12.2023 @ SRO, Avadi.
16. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
17. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed laying out of house sites for the property comprised in S.No.352/2A, 2B1 & 4B of Thirunindravur 'B' Village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulation 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 in the reference 12th cited has remitted the following charges / fees as called for in this office letter 11th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.5,500/-	B-0017088 dated 26.08.2020
Development Charges	Rs.12,000/-	B-0024321 dated 17.10.2023
Layout preparation charges	Rs.8,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.291/2023 dated 19.12.2023.** Three copies of layout plan and planning permit **No.15710** 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 PWD remarks in the reference 6th cited and shall obtain a letter from PWD 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 16th & 17th cited.

7. The original Gift Deed registered as Doc. No.18829/2023 dated 06.12.2023 @ SRO, Avadi as in the reference 15th cited is also enclosed herewith as per the provision made in the G.O. in the reference 10th cited and Govt. letter in the ref. 13th cited.

Yours faithfully,

for Member Secretary

19/12/23

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.18829/2023 dated 06.12.2023 @ SRO, Avadi.

Copy to: 1. M/s.Arun Excello Constructions LLP,
represented by its Authorized Signatory
Thiru.A.R.Sahasranamam,
Bhattad Towers,
18, West Cott Road,
Royapettah, Chennai 600 014.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of 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. (w.o.e.)

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

5. Stock file /Spare Copy.

17/7/26

ASSISTANT PLANNER
Chennai Metropolitan
Development Authority
Chennai-600 008

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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.