

RE

REGULATORY RECORD

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Chennai Metropolitan Development Authority

PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 15731

Date of Permit 19/01/2024

PPD NO: 09
W 2024

Thiru. R. Raja and R. Rani
Owner cum G.P. Holder on behalf
of Tmt. R. Geetha and R. Shanthi.

File No. layout-1/0206/2023

No. 154, Chowdasy Nagar,
18th Street, Valasaravakkam,
Chennai. 600 087.

Name of Applicant with Address

Date of Application 16/06/2023.

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

Site Address Proposed layout out of four sites in the land comprised in
S. No 16/1, 2 and 24/2B, 3B of Agaramhen village,
Division No. Tambaram Taluk, Chengalpattu District, St. Thomas
Mount Parangyal Union Limit.

Development Charge paid Rs. 35,000/- Challan No. B-0024654 Date 29/12/2023

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

18/01/2024

00359



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-1/0206/2023

Dated: 19 .01.2024

To:

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



Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
Proposed laying out of house sites in the land comprised in
S.No.16/1, 2 and 24/2B, 3B of Agaramthen Village, Tambaram
Taluk, Chenglepet District, St. Thomas Mount Panchayat Union Limit -
Approved - Reg.

- Ref: 1. Planning Permission Application for laying out of house sites
received in SBC No. CMDA / PP / Layout-1 / 0206 / 2023
dated 16.06.2023.
2. This office letter even No. dated 22.09.2023 addressed to the
applicant.
 3. Applicant letter dated 25.10.2023.
 4. This office letter even No. dated 15.12.2023.
 5. Applicant letter dated 18.12.2023.
 6. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)]
Department dated 09.12.2020.
 7. This office DC Advice letter even No. dated 27.12.2023 addressed to
the applicant.
 8. Applicant letter dated 29.12.2023 enclosing the receipts for
payments.
 9. The Principal Secretary to the Government in letter
No.6731/UD4(1)/2022-1 dated 28.10.2022.
 10. This office letter even No. dated 02.01.2024 addressed to the
applicant enclosing the layout plan.
 11. Applicant letter dated 10.01.2024 enclosing a copy of Gift deed for
Road area, PP-1 & 2 sites registered as **Doc. No.108/2024 dated
08.01.2024 @ SRO Joint-1 Tambaram.**
 12. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 13. 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 in the land comprised in S.No.16/1, 2 and 24/2B, 3B of Agaramthen Village, Tambaram Taluk, Chenglepet District, St. Thomas mount Panchayat Union 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 8th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.10,875/-	CMDA/PP/Ch/11093/2023 dated 16.06.2023.
Development charge	Rs.35,000/-	B-0024654 dated 29.12.2023.
Layout Preparation charge	Rs.20,000/-	
Regularization charges	Rs.2,30,000/-	
OSR Charges	Rs.10,50,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No. 09 /2024 dated 19 .01.2024**. Three copies of layout plan and planning permit **No. 15731** 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 12th & 13th cited.

7. The original Gift Deed registered as **Doc. No.108/2024 dated 08.01.2024 @ SRO Joint-1 Tambaram** as in the reference 1st cited is also enclosed herewith as per the provision made in the G.O. in the reference 6th cited.

Yours faithfully,

J. S. S. S.

for Member Secretary

19/1/24

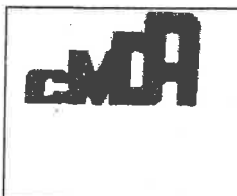
Encl: 1. 3 copies of layout plan.

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. 108/2024 dated 08.01.2024 @ SRO Joint-1 Tambaram.

Copy to: 1. Thiru.R.Raja and R.Rani Owner cum GPA Holder
Onbehalf of Tmt.R.Geetha and R.Shanthi,
No.154, Chowdery Nagar,
18th Street, Valasaravakkam,
Chennai 600 087.

**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.inWeb site: www.cmdachennai.gov.in**Letter No.Layout-1 /0206/2023****Dated: 02 .01.2024****To:**

Thiru. R. Raja and R. Rani, Owner cum GPA Holder
On behalf of R.Geetha and R.Shanthi,
No.154, Chowdery Nagar,
18th Street, Valasaravakkam,
Chennai 600 087.

Sir,

Sub: CMDA - APU – Layout Division – Proposed laying out of the house sites in the land comprised in S.No.16/1, 2 and 24/2B, 3B of Agaramthen Village, Tambaram Taluk, Chenglepet District, St. Thomas Mount Panchayat Union Limit – Handing over of the Road Area, Public Purpose 1 & 2 Area - Requested - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No. CMDA / PP / Layout-1 / 0206/2023 dated 16.06.2023.
 2. This office letter even No dated 22.09.2023
 3. Applicant letter dated 25.10.2023.
 4. This office letter even No. dated 15.12.2023.
 5. Applicant letter dated 18.12.2023.
 6. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 7. This office DC Advice letter even No. dated 27.12.2023 addressed to the applicant.
 8. Applicant letter dated 29.12.2023 enclosing the receipt for payments.
 9. The Principal Secretary to the Government in Letter No.6731/UD4(1)/2022-1 dated 28.10.2022.

The proposal received in the reference 1st cited for Proposed Laying out of house sites in the land comprised in S.No. 16/1, 2 and 24/2B, 3B of Agaramthen Village, Tambaram Taluk, Chenglepet District, St. Thomas Mount Panchayat Union Limit – was examined and layout has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements. The applicant has remitted the Scrutiny Fee, Development Charge, Layout Preparation charge, and Flag Day Fund as applicable to this office in Cash Bill No. CMDA/PP/Ch/11093/2023 dated 16.06.2023 & B-0024654 dated 29.12.2023.

In the G.O.(MS)No.181, Housing and Urban Development Department [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, OSR and Public Purpose to be gifted by the applicant(s) and gift deed registered in the Name of the concern

Local Body. In the ref.9th cited the Government has ordered that the procedure be followed in the Directorate of Town and Country Planning in respect of gifting the roads/OSR/Public Purpose for approving the layout/sub-division proposals in Chennai Metropolitan Area.

3. You are therefore, requested to hand over the Road space and Public Purpose 1 & 2 sites (0.5% area each) with area details in the Layout through a registered gift deed. A copy of the Layout showing the Road space, and Public Purpose 1 & 2 (0.5% area each) with area details, which have to be handed over to the **St.Thomas Mount Panchayat Union** represented by the **Commissioner, St.Thomas Mount Panchayat Union** along with a copy of Gift Deed Format is enclosed.

4. You are requested to furnish the original registered Gift Deed for Road, Public purpose sites and on receipt of the registered gift deed in original, the layout plan will be sent to **Commissioner, St.Thomas Mount Panchayat Union** for sanctioning of the Layout.

Yours faithfully,

[Signature]
for Chief Planner, Layout.

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

Copy to:

1. **The Commissioner,**
St.Thomas Mount Panchayat Union,
@ Chitlapakkam ,
Chennai.
2. **The Superintending Engineer,**
Chennai Electricity Distribution Circle, (South-II).
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai – 600 073. (w.o.e).

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

