

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.Layout-1/0182/2024

Dated:07.08.2024

To

The Commissioner

Poonamallee Panchayat Union,
Poonamallee – 600 056,
Tiruvallur District.

Sir,

Sub: CMDA- APU – Layout Division – Proposal for laying out of house sites in S.No.345/2A2 & 3 of Palanjur Village (Chembarambakkam (Mevalurkuppam-B) Village as per Patta), Poonamallee Taluk, Tiruvallur District, Poonamallee 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-1/0182/2024 dated 19.06.2024.
 2. This office letter even No. dated 10.07.2024 addressed to the applicant.
 3. Applicant letter dated 11.07.2024 & 16.07.2024.
 4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 5. This office DC advice letter even No. dated 01.08.2024 addressed to the applicant.
 6. Applicant letter dated 02.08.2024 enclosing the receipt for payments.
 7. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
 8. This office letter even No. dated 02.08.2024 addressed to the applicant enclosing the layout plan.
 9. Applicant letter dated 05.08.2024 enclosing original Gift deed for Road area registered as Doc.No.8807/2024 dated 02.08.2024 @ SRO, Sriperumbudur.
 10. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 11. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for layout of house sites in S.No.345/2A2 & 3 of Palanjur Village (Chembarambakkam (Mevalurkuppam-B) Village as per Patta), Poonamallee Taluk, Tiruvallur District, Poonamallee 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 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.11,432/-	CMDA/PP/Ch/14656/2024 dated 19.06.2024
Development charge	Rs.40,000/-	CMDA/PP/Ch/15217/2024 dated 01.08.2024
Layout Preparation charge	Rs.20,000/-	
Regularization charge	Rs.2,40,000/-	
OSR charge	Rs.1,22,40,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.174/2024 dated 07.08.2024.** Three copies of layout plan and planning permit **No.15891** 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 10th & 11th cited.

7. The original Gift Deed registered as Doc.No.8807/2024 dated 02.08.2024 @ SRO, Sriperumbudur as in the reference 9th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited and Government letter in the reference 7th cited.

Yours faithfully,

 7/8/24
for Member Secretary.

Hs
7/8/24

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.8807/2024 dated 02.08.2024 @ SRO, Sriperumbudur.

Copy to: 1. M/s.Essarar Enterprises, GPA on behalf of
M/s.G Square Realtors Pvt. Ltd.,
No.75, Century Centre,
TTK Road, Alwarpet,
Chennai – 600 018.

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)
@ Thirumangalam, Anna Nagar,
Chennai - 600 040. (w.o.e).
(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.

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. **15891**

Date of Permit **10/08/2024**

PPD No. 174
L.O 2024

M/S. Essar Enterprises
GPA on behalf of
M/S. G SQUARE Real Estate Pvt Ltd
No. 75, Century Centre
TTK Road, Alwarpet
Chennai - 600018.

File No **Layout-1/0182/2024**

Name of Applicant with Address

Date of Application **19.06.2024**

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

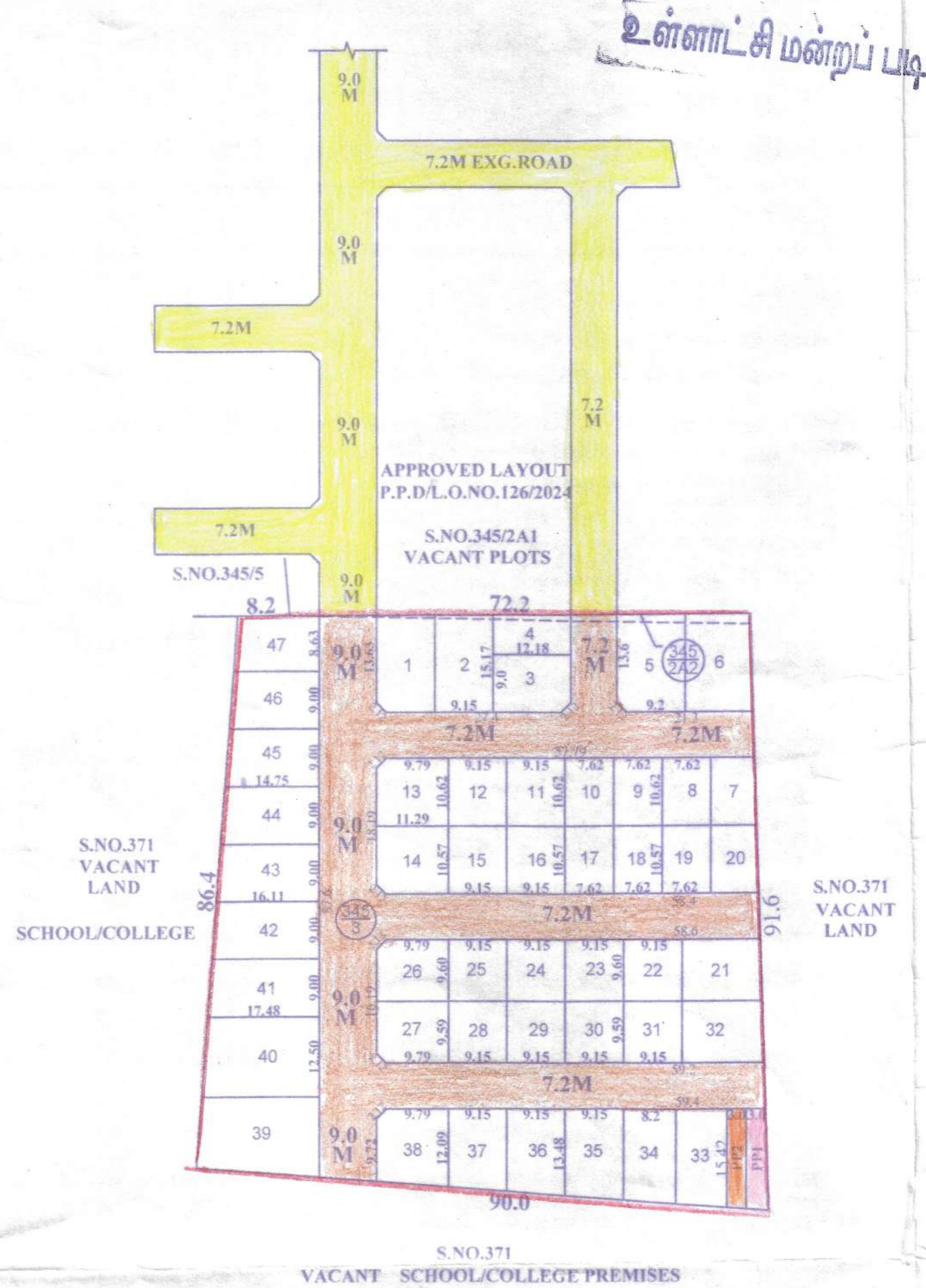
Site Address **Proposed Laying out of 40 sites in**
S.No. 345/2A2 & 3 of Palanjur village
Chembambakkam (Mevelurkuppam-B)
Division No. **village no per patta) Poonamallee**
Taluk, Tiruvallur District, Poonamallee
Panchayat Union Limit.

Development Charge paid Rs. **40,000/-** Challan No. **CMDAPP/CH/15217/2024** Date **01.08.2024**

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



SITE EXTENT (AS PER DOCUMENT)	7618 SQ.M
ROAD AREA	2207 SQ.M
PUBLIC PURPOSE AREA (1%) (P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 51.0 SQ.M) (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 47.0 SQ.M)	98 SQ.M
NO.OF.PLOTS	47 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3.

	ROAD AREA	} WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 8807/2024, DATED: 02.08.2024, @ SRO SRIPERUMBUDUR.
	PUBLIC PURPOSE AREA-1	
	PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)	

CONDITIONS:

(I) TNCDBR-2019, RULE NO: 47 (II)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(II) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

© NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT

LEGEND:

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)

CONDITIONS:
THE LAYOUT APPROVED IS VALID SUBJECT
TO OBTAINING SANCTION FROM THE LOCAL
BODY CONCERNED

This Planning Permission issued under New Rule
TNCDBR, 2019 is subject to final outcome of the
W.P.(MD) No.8948 of 2019 and WMP (MD)
Nos. 6912 & 6913 of 2019.

POONAMALLEE PANCHAYAT UNION

**LAYOUT OF HOUSE SITES IN S.Nos.:345/2A2 AND 345/3 OF PALANJUR VILLAGE.
(CHEMBARAMBAKKAM (MEVALUR KUPPAM -B) VILLAGE AS PER PATTA)**

SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE)

For ESSARAR ENTERPRISES
Rep By AGR INFRABUILD PRIVATE LIMITED

Authorised Signatory
OWNER'S SIGNATURE

S. MOHAN, M.E (Structural Engg.)
REGD. STRUCT. ENGG GR- I CMDA
Registration No. SE/ GR-I / 2022/ 07/ 331
Contact : 9003893633
CHENNAI.

LICENSED SURVEYOR

Planning Permit No. 15891 Dated: 7.8.2024

P.P.D L.O No: 174
2024

APPROVED

VIDE LETTER No.: Layout-1/ 0182/ 2024

DATED

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

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

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

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

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.

