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DIGITALLY VERIFIED RECORD

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-1/0270/2023 **Dated:15.03.2024**

To
The Commissioner,
Avadi Corporation,
Avadi, Chennai – 600 054.
Sir,

Sub: CMDA - APU – Layout Division – Proposed laying out of house sites in the land comprised in S.No.15/2A & 15/2B pt. Present T.S.No.2/4 & 42, Ward-H, Block No.16 of Paleripattu Village, Poonamallee Taluk, Thiruvallur District, Avadi Corporation limit – Approved – Reg.

Ref:
1. Planning Permission Application for layout of house sites received vide SBC No. CMDA/PP/Layout-1/0270/2023 on 16.08.2023.
2. This office letter even No.1 dated 25.10.2023 addressed to the Commissioner, Avadi Corporation.
3. This office letter even No.2 dated 25.10.2023 addressed to the applicant.
4. Applicant letter dated 22.11.2023.
5. This office letter even No. dated 07.12.2023 addressed to the applicant.
6. Applicant letter dated 08.12.2023.
7. This office letter even No. dated 20.12.2023 addressed to the applicant
8. Applicant letter dated 02.01.2024.
9. This office letter even No. dated P12.01.2024 addressed to the applicant.
10. This office letter even No. dated 12.01.2024 addressed to the CE, WRD, Chennai Region.
11. Applicant letter dated 12.01.2024.
12. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
13. This office DC Advice letter even No. dated 18.01.2024 addressed to the applicant.
14. Applicant letter dated 23.01.2024 enclosing the receipts for payments.
15. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
16. The CE, WRD, Chennai Region has offered remarks in letter No. DB/T5(3)/F.0419 – Paleripattu Village 1446/2024/ dated 29.02.2024.
17. This office letter even No. dated 04.03.2024 addressed to the applicant enclosing the layout plan.
18. Applicant letter dated 12.03.2024 enclosing a copy of the Gift deed for the Road area and PP 1 & 2 sites registered as Doc. No.3292/2024 dated 07.03.2024 @ SRO, Avadi.
19. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
20. 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 laying out of house sites in the land comprised in S.No.15/2A & 15/2B pt. Present T.S.No.2/4 & 42, Ward-H, Block No.16 of Paleripattu Village, Poonamallee Taluk, Thiruvallur District, Avadi Corporation 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 14th cited as called for in this office letter 13th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.4784/-	CMDA/PP/Ch/11644/2023, dated 16.08.2023.
Development Charges	Rs.18,000/-	B-0024773 dated 23.01.2024
Layout preparation charges	Rs.7,500/-	
Regularization charges	Rs.3,25,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.60/2024 dated 15.03.2024.** Three copies of layout plan and planning permit **No.15782** 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 16th 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 19th & 20th cited.

7. The original Gift Deed registered as Doc. No.3292/2024 dated 07.03.2024 @ SRO, Avadi. as in the reference 18th cited is also enclosed herewith as per the provision made in the G.O. in the reference 12th cited and Govt. letter in the ref.15th cited.

Yours faithfully,

for Member Secretary

15/3/24

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.3292/2024 dated 07.03.2024 @ SRO, Avadi.

Copy to: 1. Tmt.K.Sumathi,
Door No.5/159,
Perumal Kovil Street,
Medavakkam, Chennai 600 100
Kancheepuram District.

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, (South-
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai-600 078.

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. 15782 Date of Permit 15/03/2024

PPD/LO NO: 60/2024

File No layout/0270/2023

Tmt. K. Sumathi
Door No. 5/159.
Perumal Koil Street.
Medavakkam.
Chennai - 600 100.

Name of Applicant with Address .....

Date of Application 16/08/2023

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

Site Address Proposed laying out of house sites in the land comprised in S. No. 15/2A & 15/2B pt/Poe sonk

Division No. T.S. No. 2/4 & 42, Ward - H, Block No. 16 of Polesipattu Village, Ponamalee Taluk, Thiruvallur District, Avadi Corporation Limit.

Development Charge paid Rs 18,000/- Challan No. B-0024773 Date 23/9/2024

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.

Jeissma

For MEMBER SECRETARY

14/03/2024

ஆவடி மாநகராட்சி,
சென்னை – 54
நாள்:10.10.2024

நக.எண்: 2193/2024/எப்1

அறிவிப்பு

பொருள்: ஆவடி மாநகராட்சி – பாலேரிப்பட்டு கிராமம் – பழைய சர்வே எண்: 15/2A, 15/2B, நகரளவு எண்: 2/4 & 42, வார்டு – H, பிளாக் எண்: 16 இல், 3189 சதுர மீட்டர் இடத்தில் 17 மனைகள் மற்றும் 1 வணிக மனை, உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமத்தால் அனுமதி வழங்கப்பட்டுள்ளது (PPD/LO.No : 60/2024) – அடிப்படை வசதி மற்றும் மனைப்பிரிவு அனுமதி கட்டணங்களை செலுத்த – மனைப்பிரிவு உரிமையாளருக்கு அறிவிப்பு வழங்குவது – சம்மந்தமாக.

பார்வை:
1. உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம் அவர்களின் கடிதம், எண்: Layout–1/0270/2023, நாள்: 15.03.2024.
2. உதவி திட்ட அலுவலர், ஆவடி மாநகராட்சி அவர்களின் குறிப்பு: 07.10.2024.

****

ஆவடி மாநகராட்சி, மண்டலம் – 3, பாலேரிப்பட்டு கிராமம், பழைய சர்வே எண்: 15/2A, 15/2B, நகரளவு எண்: 2/4 & 42, வார்டு – H, பிளாக் எண்: 16 இல், 3189 சதுர மீட்டர் இடத்தில் 17 மனைகள் மற்றும் 1 வணிக மனைக்கு, பார்வை – 1 இல் கண்டுள்ளவாறு உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம் அவர்களால் அனுமதி வழங்கப்பட்டுள்ளது (PPD/LO.No: 60/2024). மேற்கூறிய மனைப்பிரிவிற்கு மனைப்பிரிவு உரிமையாளரால் மாநகராட்சி கருவூலத்தில் செலுத்தவேண்டிய வளர்ச்சி கட்டணங்கள் மற்றும் மனைப்பிரிவு அனுமதி கட்டணங்கள் பார்வை – 2 இல் கண்டுள்ளவாறு உதவி பொறியாளர் அவர்களால் வழங்கப்பட்டுள்ளது. எனவே, கீழ்கண்ட கட்டணத்தினை மாநகராட்சி கருவூலத்தில் உடனடியாக செலுத்துமாறு கேட்டுக்கொள்ளப்படுகிறது. விபரங்கள் கீழ்கண்டவாறு,

வ. எண்.	கட்டண விபரம்.		செலுத்தப்பட வேண்டிய தொகை (ரூ.)
1.	கூராய்வு கட்டணம் (3189.00 ச.மீ – ரூ.2.00/ச.மீ)	=	ரூ.8,000/–
2.	மனைப்பிரிவு அனுமதி கட்டணம் (0.78 ஏக்கர் – ரூ.10,000 /ஏக்கர்)	=	ரூ.10,000/–
3.	மனை உட்பிரிவு கட்டணம்	=	ரூ.11,000/–
4.	அபிவிருத்தி பணிகள் பராமரிப்பு வைப்புத்தொகை (ரூ.1 இலட்சம் / ஏக்கர்)	=	ரூ.1,00,000/–
5.	கொடிநாள் நிதி (22 மனைகள்)	=	ரூ.11,000/–
	17+1	மொத்தம் –	ரூ.1,40,000/–

(ரூபாய். ஒரு இலட்சத்தி முப்பத்தி எட்டாயிரம் மட்டும்)

மேற்கண்ட தொகைகளை மாநகராட்சி கருவூலத்தில் உடனடியாக செலுத்தி அதன் இரசீதினை இவ்வலுவலகத்தில் சமர்ப்பிக்குமாறு கேட்டுக்கொள்ளப்படுகிறது.

10/10/24

ஆணையாளருக்காக
ஆவடி மாநகராட்சி

பெறுநர்:

Tmt.K.Sumathi,
Door No.5/159,
Perumal kovil street,
Medavakkam, Chennai – 600 100.

10/10/24.

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.

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Ask anything about a property and get an answer grounded in live government records, with the sources shown.
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Verify My Land
Every record check run on one property and returned as a single report.
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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.
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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

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/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.