Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

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-1/12645/2022 **Dated:24.01.2024**

To
The Commissioner,
Greater Chennai Corporation,
Ripon Building,
Chennai – 600 003.

Sir,

Sub: CMDA - APU – Layout Division – Proposal for Laying out of house sites – S.Nos.5/1, 6/1A, 2 and 7/1B of Vadaperumbakkam Village, Madhavaram Taluk, Chennai District, Greater Chennai Corporation limit – Approved – Reg.

Ref:
1. The Layout proposal received vide reference SBC No. CMDA/PP/Layout-1/12645/2022 on 26.08.2022.
2. This office letter even No. dated 15.09.2022 addressed to the CE, PWD, WRD, Chennai Region.
3. This office letter even No. dated 15.09.2022 addressed to the applicant.
4. Applicant letter dated 09.12.2022.
5. The CE, PWD, WRD, Chennai Region DB/T593)/F.10850/NOC – VADAPERUMBAKKAM Village/2022/ dated 06.12.2022.
6. This office letter even No. dated 30.12.2023 addressed to the applicant.
7. Applicant letter dated 02.03.2023.
8. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
9. This office DC Advice letter even No. dated 25.09.2023 addressed to the applicant.
10. Applicant letter dated 01.12.2023 enclosing the receipts for payments.
11. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
12. This office letter even No. dated This office letter even No. dated 12.12.2023 addressed to the applicant enclosing the layout plan.
13. Applicant letter dated nil received on 05.01.2024 enclosing a copy of the Gift deed for the Road area and PP 1 & 2 sites registered as Doc. No.171/2024 dated 08.01.2024 @ SRO, Red Hills.
14. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
15. 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.Nos.5/1, 6/1A, 2 and 7/1B of Vadaperumbakkam Village, Madhavaram Taluk, Chennai District, Greater Chennai 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 10th cited as called for in this office letter 9th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.37,575/-	CMDA/PP/Ch/8277/2022 dated 26.08.2022.
Development Charges	Rs.1,35,000/-	B-0024538 dated 01.12.2023
Layout preparation charges	Rs.45,000/-	
Regularization charges	Rs.25,10,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.16/2024 dated 24.01.2024.** Three copies of layout plan and planning permit **No.15738** 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 releasing 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 13th & 14th cited.

7. The original Gift Deed registered as Doc. No.171/2024 dated 08.01.2024 @ SRO, Red Hills. as in the reference 9th cited is also enclosed herewith as per the provision made in the G.O. in the reference 8th cited and Govt. letter in the ref.11th cited.

Yours faithfully,

for Member Secretary

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.171/2024 dated 08.01.2024 @ SRO, Red Hills.

Copy to: 1. Gandhi Nagar Co-operative Housing Society Ltd., represented by its Secretary , Mrs.G.Tamizhselvi, No.22, Pumping Station Road, Gandhi Nagar, Adyar, Chennai 600 020.

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)
Thirumangalam @ Anna Nagar,
Chennai – 600 040.

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

5. Stock file /Spare Copy.

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

திட்ட அனுமதி

Planning Permission

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 49வது பிரிவின் படி)
(Sec 49 of T & C.P Act 1971)

திட்ட அனுமதி எண்(Planning Permit No)		SD/WDCN02/00635/2022	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N02	N017	01/06/2023	18/08/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.GANDHI NAGAR COOPERATIVE HOUSE BUILDING SOCIETY REP BY ITS SECRETARY MRS G.TAMIZHSELVI-DOOR.NO:22, PUMPING STATION ROAD, GANDHI NAGAR, ADYAR, CHENNAI-600 020	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Block No:_,Plot No:_, Survey No:23,24/1,2A,2B & 27/1, VADAPERUMBAKKAM ROAD,VADAPERUMBAKKAM,VADAPERUMBAKKAM,Vadaperumbakkam, CHENNAI, 600060	
CMDA Development Charges		61000	
Regularisation Charges - Land		1500000	
மொத்தக் கட்டணம்/Total (In Rs.)		1561000	

Amount (in words): Rupees Fifteen Lakhs Sixty One Thousands Only

C.M.D.A. DD Details : DD Number: 002343 Amount: 1561000 Rs. Date:28/04/2023 Bank:TAMIL NADU STATE APEX CO-OPERATIVE BANK LTD

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Layout of Land - layout approvalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

Applied 1.06.2023
Assistant Executive Engineer (T.P.)

Applied 1.06.2023
Executive Engineer (T.P.)

1/6/23

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

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.