

RE

REGULATORY RECORD

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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15740

Date of Permit 21/01/2024

PPD No: 18
L.O 2024

Thiru. C. Balakrishnan
Owner cum Power Agent on
behalf of Mrs. G. S. Venkatesh
Gandhi Street,
Alagesa Nagar,
Nandambakkam
Kancheepuram Chennai - 600 691

File No. Layout-1/0238/2023

Name of Applicant with Address

Date of Application 14.06.2023

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 the land
comprised in S.Nos. 25/1A2, 2A, 4A, 4B, 4C and
together with plot Nos. 12, 13 & 14 lying in approved
layout sanctioned by CMDA vide PPD No.
57/2023 comprised in S.No. 26/2 part of Naduvettai
Pattu village, Kanchikattu Taluk, Kancheepuram
District, Kanchikattu Panchayat Union Limit.

Division No.

Development Charge paid Rs. 33,000/- Challan No. B-0024657 Date 02.01.2024

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

29/11/2024

M. D. [Signature]

விருநர்

ஆணையாளர்,
குன்றத்தூர் ஊராட்சி ஒன்றியம்,
(இ) படப்பை.

பெறுநர்

ஊராட்சி மன்ற தலைவர்
நடுவீரப்பட்டு ஊராட்சி

ப.மு.எண் 0267/2024/அ3 நாள் - .01.2024

அய்யா,

பொருள் மனைப்பிரிவு அனுமதி - குன்றத்தூர் ஊராட்சி ஒன்றியம் -
நடுவீரப்பட்டு ஊராட்சி /கிராமம் - சர்வே எண்கள் - 25/1A2, 2A,
4A1, 4B, 4C - ல் அடங்கிய 7220 சதுர மீட்டர் பரப்பளவு கொண்ட
மனைப்பிரிவு அனுமதி வழங்கி வரப்பெற்றுள்ளது - அனுப்பி
வைத்தல் - சார்ந்து.

பார்வை சென்னை பெருநகர வளர்ச்சி குழுமம், சென்னை அவர்களின்
கடித எண் Layout-1/0233/2023, Date - 29.01.2024.

பார்வையில் காணும் சென்னை பெருநகர வளர்ச்சி குழுமம், சென்னை
அவர்களின் கடித வாயிலாக, குன்றத்தூர் ஊராட்சி ஒன்றியத்திற்குட்பட்ட நடுவீரப்பட்டு
ஊராட்சி /கிராமம், சர்வே எண்கள் - 25/1A2, 2A, 4A1, 4B, 4C - ல் அடங்கிய 7220 சதுர
மீட்டர் பரப்பளவு கொண்ட மனைப்பிரிவு Thiru.C.Balakrishna Co-owner cum power
Agent on behalf of Mrs.Gayathiri Vemuri என்ற பெயருக்கு ஒப்புதல் வழங்கி
வரப்பெற்றுள்ளதால் இறுதி ஒப்புதல் வழங்க வேண்டி அசலாக வரைபடம் மற்றும் திட்ட
அனுமதி இக்கடிதத்துடன் இணைத்து அனுப்பி வைக்கப்படுகிறது.

மேற்படி மனுதாரரிடம் மனைப்பிரிவு அனுமதிக்கான வளர்ச்சி கட்டணங்களை
வசூலிப்பதுடன், பார்வையில் கண்டுள்ள உறுப்பினர் செயலர், எழும்பூர், சென்னை 600 008
அவர்களின் கடிதத்தில் தெரிவிக்கப்பட்டுள்ள நிபந்தனைகளுக்குட்பட்டு இறுதி
ஒப்புதல் வழங்க உரிய ஆவணங்கள் அசலாக இத்துடன் இணைத்து அனுப்பப்படுகிறது.

01.01.2024
ஆணையாளர்
குன்றத்தூர் ஊராட்சி ஒன்றியம்,
(இ) படப்பை.

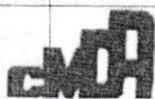
இணைப்பு -

- 1) உறுப்பினர்-செயலர்,
சென்னை பெருநகர வளர்ச்சிக்குழுமம்
சென்னை-600 008 கடித எண் Layout-1/0233/2023, Date - 29.01.2024.
- 2) திட்ட அனுமதி எண் - 15740, நாள். 29.01.2024 (2 நகல்)
PPD -LO -No 18/2024, Date - 29.01.2024
- 3) ஒப்புதல் அளிக்கப்பட்ட வரைபடம் 2 நகல்

நகல் -

Thiru.C.Balakrishna
Co-owner cum power Agent on behalf of Mrs.Gayathiri Vemuri
D.No 2/51, Gandhi Street,
Alagesan Nagar, Nandambakkam,
Kancheepuram, Chennai - 600 045

01.02.24



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 -1/0233/2023

Dated:29.01.2024

To
The Commissioner,
Kundrathur Panchayat Union
@ Padappai - 601301.
Kancheepuram District.

Sir,

Sub: CMDA - APU - Layout Division - Proposed laying out of house sites in the land comprised in S.Nos.25/1A2, 2A, 4A1, 4B, 4C and together with plot Nos.12 13 & 14 lying in an approved Layout sanctioned by CMDA vide PPD/LO.No.57/2023 comprised in S.No.26/2 part of Naduveerapattu Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit - Approved - Reg.

- Ref:**
1. Planning Permission Application for layout of house sites received vide SBC No. CMDA/PP/Layout-1/0233/2023 on 14.06.2023.
 2. This office letter even No. dated 05.10.2023 addressed to the applicant.
 3. Applicant letter dated 09.10.2023 & 26.10.2023.
 4. This office letter dated 19.12.2023 addressed to the SRO Padappai.
 5. The SRO Padappai letter No.01/2023 dated 20.12.2023.
 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 02.01.2024 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 04.01.2024 addressed to the applicant enclosing the 'A4' size proposed layout plan.
 11. Applicant letter dated 09.01.2024 enclosing a copy of the Gift deed for the Road area and PP 1 & 2 sites registered as Doc. No.100/2024 dated 06.01.2024 @ SRO, Padappai.
 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.Nos.25/1A2, 2A, 4A1, 4B, 4C and together with plot Nos.12 13 & 14 lying in an approved Layout sanctioned by CMDA vide PPD/LO.No.57/2023 comprised in S.No.26/2 part of Naduveerapattu Village, Kundrathur Taluk, Kancheepuram District, Kundrathur 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

[Handwritten signature]

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.10802/-	CMDA/PP/Ch/11245/2023 dated 06.07.2023
Development Charges	Rs.33,000/-	B-0024657 dated 02.01.2024
Layout preparation charges & Balance scrutiny fee	Rs.20,500/- (Rs.20,000 & Rs.500)	
Regularization charges	Rs.2,23,000/-	
OSR charges	Rs.32,35,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.18/2024 dated 29.01.2024**. Three copies of layout plan and planning permit **No.15740** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and 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 12th & 13th cited.

7. The original Gift Deed registered as Doc. No.100/2024 dated 06.01.2024 @ SRO, Padappai as in the reference 9th cited is also enclosed herewith as per the provision made in the G.O. in the reference 6th cited and Govt. letter in the ref. 9th cited.

Yours faithfully,

Trishna
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.100/2024 dated 06.01.2024 @ SRO, Padappai.

Copy to: ✓ 1. Thiru.C.Balakrishnan co-owner cum
Power Agent on behalf of Mrs.Gayathri Vemuri.
Door No.2/51, Gandhi Street,
Alagesa Nagar, Nandambakkam
Kancheepuram
Chennai 600 069.

M. D. ...

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)
Thirumagalam @ Anna Nagar,
Chennai-600 040.
(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.

C. D. S. S. S.

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.

