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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
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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-1/11669/2022 **Dated: 13 .12.2022**

To:
Thiru.T.Nagarajan,
No.20, 3rd Street, Mangalapuram,
West Tambaram,
Chennai 600 045.

Sir,

Sub: CMDA – Planning Permission — Proposal Laying out of house sites in the land comprised in S.No. 23/4, 24/1A & 24/1B of Peerkankaranai village, Tambaram Taluk, Chenglepet District, Tambaram Corporation Limit Handing over of the Road Area - Requested - Reg.

Ref:
1. Planning Permission Application for sub-division of house sites received in SBC No. CMDA / PP / Layout-1 /11669 / 2022 dated 22.07.2022.
2. This office letter even No. dated 18.08.2022 addressed to the applicant.
3. Applicant letter dated 23.08.2022 & 01.09.2022.
4. This office letter even No. dated 02.09.2022 addressed to the SRO Tambaram.
5. The Sub-registrar, Tambaram letter No.605/2022 dated 03.09.2022.
6. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
7. The Principal Secretary to the Government in Letter No.6731/UD4(1)/2022-1 dated 28.10.2022.

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The proposal received in the reference 1st cited for laying out of house sites in the land comprised in S.No. . 23/4, 24/1A & 24/1B of Peerkankaranai village, Tambaram Taluk, Chenglepet District, Tambaram Corporation Limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements. The applicant has remitted the Development Charge and other charges to this office in Cash Bill No. CMDA/PP/Ch/8050/2022 dated 22.07.2022, B-0022551 dated 08.12.2022.

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. 7th 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 gift the Road, and the Public Purpose -1 site (reserved the Local Body) and Public Purpose-2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the skeleton plan showing the Road, and the Public Purpose -1 & 2 sites with area details, which have to be handed over to the **Tambaram Corporation** represented by the **Commissioner**, **Tambaram Corporation** along with a copy of Gift Deed Format is enclosed.

5. You are requested to furnish the original registered Gift Deed for Road, and Public purpose -1 & 2 sites and on receipt of the registered gift deed in original, the layout plan will be sent to the **Commissioner**, **Tambaram Corporation** for sanctioning of the layout.

Yours faithfully,

for Member Secretary

13/12/22

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

Copy to:

1. **The Commissioner,**
   Tambaram Corporation,
   Tambaram,
   Chennai.

2. The Superintending Engineer,
Chennai Electricity Distribution Circle, (South-II).
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai-600 078.

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

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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.