

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.



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-1/0262/2022

Dated: 23 .06.2023

To
✓ **The Commissioner,**
Thiruverkadu Municipality,
Thiruverkadu,
Chennai.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
Proposed Laying out of house sites in the land comprised in S.No.
679/2A1, 679/2B of Ayanambakkam Village, Poonamallee Taluk,
Thiruvallur District, Thiruverkadu Municipality Limit- Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA through online vide SBC No. CMDA/PP/Layout-1/0262/2022 dated 20.12.2022.
 2. This office letter even No. dated 07.02.2023.
 3. This office letter even No. dated 07.02.2022 addressed to the CE,WRD,PWD Chennai 600 005.
 4. Applicant letter dated 24.02.2023.
 5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 6. This office DC Advice letter even No. dated 16.03.2023 addressed to the applicant.
 7. Applicant letter dated 22.05.2023 enclosing the receipt for payments.
 8. The CE, PWD, WRD Chennai Region in Letter No. DB/T5(3)/F-1265 NOC Ayanambakkam Village /2022/ dated 05.05.2023.
 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 01.06.2023 addressed to the applicant enclosing Layout plan.
 11. Applicant letter dated 16.06.2023 enclosing a copy of Gift deed for Road, PP-1,PP-2 area registered as Doc.No.4283/2023 dated 16.06.2023 @ SRO, Konnur.
 12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 13. 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 comprised in S.No. 679/2A1, 679/2B of Ayanambakkam Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipality Limit was examined and 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 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.10,650/-	CMDA/PP/Ch/9367/2022/ dated 20.12.2022
Development charge	Rs.40,000/-	B-0023491 dated 22.05.2023
Layout Preparation charge	Rs.10,000/-	
OSR Charges	Rs.9,00,000/-	
Regularisation charge	Rs.4,35,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.180/2023 dated 06.06.2023** Three copies of layout plan and planning permit **No.15495** 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 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 12th and 13th cited.

7. The original Gift Deed registered as Doc.No.4283/2023 dated **16.06.2023 @ SRO, Konnur** as in the reference 11th cited is also enclosed herewith as per the provision made in the G.O. in the reference 5th cited, G.O. letter in the 9th cited.

Yours faithfully,

h. shreeganesh
26/6/2023
for Senior Planner, Layout

- 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).

Copy to: 1. M.S. Nova Life Space Private Limited,
Rep. by Balachandran,
New No.309, 2nd floor, P.H.Road,
Chetpet,
Chennai 600 031.

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

MIT No. **15495**

Date of Permit **23/06/2023**

PPD
NO. 180
2023

M/S. Nova Life space (P) Ltd.
Rep. by Babuchandran

File No. **Layout-1/0262/2022** **New No. 309, 2nd floor**

Name of Applicant with Address **P.H. Road, Chetpet.**
Chennai - 600 031.

Date of Application **20/12/2022**

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

Site Address **Proposed laying out of house sites on the land**

Division No. **Composed in S. No. 679/2A1, 679/2B of**
Ayanambakkam Village, Pannamallee Taluk,
Thiruvallur District, Thiruvotokodu Municipality
Limit.

Development Charge paid Rs. **40,000/-** Challan No. **B-0023491** Date **22/05/2023**

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.

h. Shreegopal
26/6/2023
For MEMBER SECRETARY

23/06/2023

E APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT
ing and compaction should be done in layers of not more than 0.30 metre depth to achieve
ngements during flood periods.

ions within the site. The same should be connected to the local drain/channel.

Planning Permit No. 15495

Dated: 23/06/2023

P.P.D
L.O

No: 180
2023

APPROVED

VIDE LETTER No.: LAYOUT-1/0262/2022

DATED : 20/12/2022

26/06/2023

H. Shanthi
26/6/2023

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

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.

