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RE REGULATORY RECORD

RERA Document

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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-1/0186/2023 **Dated:21.06.2024**

To

The Commissioner
Puzhal Panchayat Union,
Puzhal – 600 066,
Tiruvallur District.

Sir,

Sub: CMDA- APU – Layout Division – Proposal for laying out of house sites in S.Nos.224/2, 3, 225/2 & 227/3 of Vilangadupakkam Village, Ponneri Taluk, Tiruvallur District, Puzhal Panchayat Union Limit – Approved – Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0186/2023 dated 30.05.2023.
2. This office letter even No. dated 28.08.2023 addressed to the applicant.
3. Applicant letter dated 04.09.2023.
4. This office letter even No. dated 14.02.2024 addressed to the SRO, Redhills.
5. The SRO, Redhills in letter No.55/2024 dated .02.2024.
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 29.02.2024 addressed to the applicant.
8. Applicant letter dated 10.04.2024 & 12.04.2024 enclosing the receipt 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 26.04.2024 addressed to the applicant enclosing the layout plan.
11. Applicant letter dated 07.05.2024 enclosing original Gift deed for Road area registered as Doc.No.5359/2024 dated 04.05.2024 @ SRO, Redhills.
12. This office letter even No. dated 10.05.2024 addressed to the applicant.
13. Applicant letter dated 03.06.2024.
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 layout of house sites in S.Nos.224/2, 3, 225/2 & 227/3 of Vilangadupakkam Village, Ponneri Taluk, Tiruvallur District, Puzhal Panchayat Union Limit was examined and the 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 8th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.5,270/-	CMDA/PP/Ch/10848/2023 dated 30.05.2023
Development charge	Rs.23,000/-	B-0025292 dated 03.04.2024
Layout Preparation charge	Rs.17,000/-	
Balance Scrutiny fee	Rs.2,000/-	
OSR charge	Rs.1,20,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.130/2024 dated 21.06.2024.** Three copies of layout plan and planning permit **No.15847** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the 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 14th & 15th cited.

7. The original Gift Deed registered as Doc.No.5359/2024 dated 04.05.2024 @ SRO, Redhills as in the reference 11th cited is also enclosed herewith as per the provision made in the G.O. in the reference 6th cited and Government letter in the reference 9th cited.

Yours faithfully,

for Chief Planner, Layout.

21/6/24

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.5359/2024 dated 04.05.2024 @ SRO, Redhills.

Copy to: 1. Thiru.R.Suresh, GPA on behalf of
Thiru.P.Vellaichamy & 2 others,
No.213, Alliance Orchid Springs,
Pine Block, Water Canal Road,
Korattur North, Chennai – 600 052.

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)
@ Thirumangalam, Anna Nagar,
Chennai - 600 040. (w.o.e).
(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.

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15847 Date of Permit 10/6/2024

PPD/LO.NO: 130/2024 Th. R. Suresh GPA onbehalf of Th. P. Vellaichamy & 20 Ors.,

File No Layout-1/018.6/2023 No:213, Alliance orchid Springs Pine Block, Water Coral Road,

Name of Applicant with Address ..... Korattur North, ch-600052

Date of Application ... 30/05/2023

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

Site Address Proposed Layout of house sites in S.Nos:

Division No. 224/2, 3, 225/2 & 227/3 of Vilangadupakkam, Village, Ponneri Taluk, Tiruvallur Dist, Puzhal Panchayat Union Limit.

Development Charge paid Rs. 23,000/- Challan No. B-0025292 Date 03/4/24

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

CONDITIONS

Note : 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

FILE NO: LAYOUT-1 / 0186 / 2023

உள்ளாட்சி மன்றப் படி

கட்டட அனுமதி எண்.15847 நாள்28.10.2024
காலவரை...31.06.2024 வரை முடிய
செயல்முறைகளின் நிபந்தனைகளின்படி ஒப்புதல் அளிக்கப்பட்டது.
உள்ளாட்சி மன்றத் தலைவர்
விளாங்காடுபாக்கம்

SUB DIVISION

CMDA
Planning Permit No. 15847
Subject to the Conditions in this Office
R.C. No. 1977/2024/L2
Dt. 21.6.24

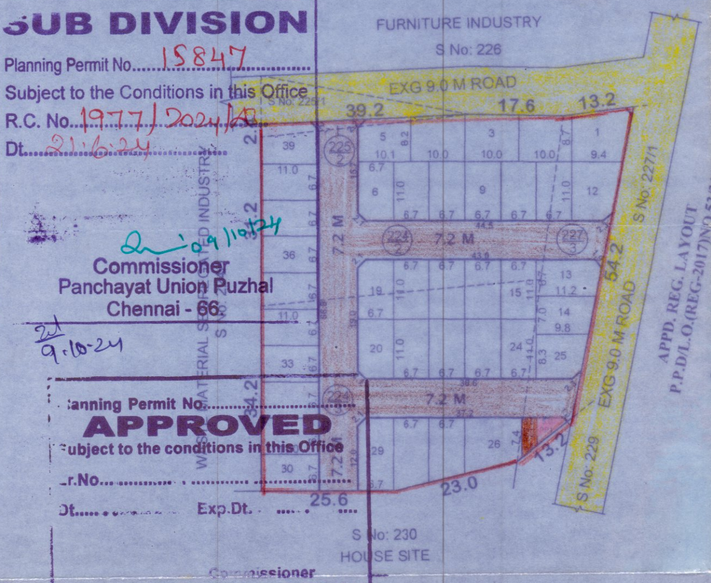
Commissioner
Panchayat Union Puzhal
Chennai - 66.

9.10.24

Planning Permit No.
APPROVED
Subject to the conditions in this Office
R.C.No.
Dt. Exp.Dt.

Commissioner
Panchayat Union Puzhal
Chennai - 66.

THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER - SECRETARY, CMDA CHENNAI-600 008.



SITE EXTENT (AS PER DOCUMENT)	=	4290 SQ.M
ROAD AREA	=	1136 SQ.M
PUBLIC PURPOSE PROVIDED (1 & 2)	=	35 SQ.M
P.P - 1 HANDED OVER TO THE LOCAL BODY (0.5% AREA : 16.0SQ.M)		
P.P - 2 HANDED OVER TO THE TANGEDCO (0.5% AREA : 19.0 SQ.M)		
NO. OF PLOTS	=	39 NOS.

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE AREA-1 (RESERVED FOR LOCAL BODY)
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
   — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC. NO: 5359 / 2024, DATED: 04.05.2024 @ SRO, REDHILLS

CONDITIONS:

(I) TNCDBR-2019 RULE NO: 47 (8) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED 31.01.2020

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE". WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(II) TNCDBR-2019, RULE NO: 47 (11)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(III) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

⊙ NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT.

LEGEND:

- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE - 1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE - 1 GIFTED TO LOCAL BODY (FOR TANGEDCO)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

OWNER'S SIGNATURE

L. ARIVAZHAKAN RAJ, D.C.E., B.Tech.,
Registered Engineer Grade-III
DTCP Registration No. TVLR/RE/Gr-III/2019/08/017
CMDA Registration No. RE/Gr-III/19/04/107
Off: SAI GREEN ASSOCIATES
238/5, Rohini Flats, J.N. Road,
Anna Nagar (W) Extn., Chennai-600 101.
Ph: 044 - 35746037. Mobile : 7299989915

LICENSED SURVEYOR

CONDITIONS :
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

Planning Permit No. 15847 Dated: 21/6/24
P.P.D / L.O No: 130/2024
APPROVED
VIDE LETTER No.: Layout-1/0186/2023
DATED :

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

PUZHAL PANCHAYAT UNION LIMIT

LAYOUT OF HOUSE SITES IN S.Nos: 224 / 2, 3, 225 / 2 & 227 / 3 OF VILANGADUPAKKAM VILLAGE.

SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE)

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
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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.