

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-1/10221/2022**

**Dated: 20 .01.2023**

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

**Sir,**

**Sub:** CMDA - Area Plans Unit - Layout Division - Planning Permission -  
Proposed Sub-division of house sites for the land comprised in  
T.S.No.256/2 & 257 part (Old S.No.94/1 and 94/2 part) of Tambaram  
Village, Tambaram Taluk, Chenglepet District, Tambaram Corporation  
Limit - Approved - Reg.

- Ref:**
1. Planning Permission Application for sub-division of house sites received in CMDA through online vide SBC No. CMDA/PP/Layout-1/10221/2022 dated 05.07.2022.
  2. This office letter even No. dated 16.08.2022 addressed to the applicant.
  3. Applicant letter dated 07.09.2022.
  4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
  5. This office DC Advice letter even No. dated 17.11.2022 addressed to the applicant.
  6. Applicant letter dated 08.12.2022 enclosing the receipts for payments.
  7. The principal Secretary to the Government in letter No.6731/UD4(1)2022-1 dated 28.10.2022.
  8. This office letter even No. dated 19.12.2022 addressed to the applicant enclosing sub-division plan.
  9. Applicant letter dated 09.01.2023 enclosing a copy of Gift deed for Road,PP-1,PP-2 area registered as Doc. No. **143/2023 dated 07.01.2023 @ SRO, Tambaram.**
  10. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  11. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the Proposed Sub-division of house sites for the land comprised in T.S.No.256/2 & 257 part (Old S.No.94/1 and 94/2 part) of Tambaram Village, Tambaram Taluk, Chenglepet District, Tambaram Corporation Limit was examined and sub-division 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 6<sup>th</sup> cited as called for in this office letter 5<sup>th</sup> cited respectively:

| Description of charges          | Amount      | Receipt No. & Date                       |
|---------------------------------|-------------|------------------------------------------|
| Scrutiny fee                    | Rs.7,612/-  | CMDA/PP/Ch/7896/2022<br>dated 05.07.2022 |
| Development charge              | Rs.15,000/- | B-0022536 dated 06.12.2022               |
| Sub-division Preparation charge | Rs.5,000/-  | 13722 dated 22.11.2022                   |
| Contribution to Flag Day Fund   | Rs.500/-    |                                          |

4. The approved plan is numbered as **PPD/LO.No.23/2022 dated 20 .01.2023**. Three copies of layout plan and planning permit **No.15236** 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 10<sup>th</sup> and 11<sup>th</sup> cited.

7. The original Gift Deed registered as Doc. No. **143/2023 dated 07.01.2023 @ SRO, Tambaram.** as in the reference 9<sup>th</sup> cited is also enclosed herewith as per the provision made in the G.O. in the reference 4<sup>th</sup> cited, G.O. letter in the 7<sup>th</sup> cited.

Yours faithfully,

*Jenissma*  
for Senior Planner, Layout

*Rev*  
20/01/23

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 ✓ Thiru.S.Arularasu,  
Door No.22, New Door No.1/3,  
2<sup>nd</sup> Main Road,  
Lakshmiapuram Extn. West Tambaram,  
600 045

*g. new*

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 and  
Distribution Corporation (TANGEDCO)  
K.K.Nagar, Chennai 600 078.
4. TNRERA,  
CMDA Tower-II, 1<sup>st</sup> floor,  
No.1A, Gandhi Irwin Bridge Road,  
Egmore, Chennai-600 008.
5. Stock file-/Spare Copy.

*g. men*

# 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](mailto: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.

