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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-1/12432/2020 **Dated:12.02.2024**

To
The Commissioner,
Greater Chennai Corporation,
Ripon Building,
Chennai – 600 003.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division – Proposed laying out of Public Purpose site-1 lying in the approved layout sanctioned vide PPD/L.O.No.82/2019 into 11 Nos. of residential plots comprised in S.Nos.71/3A part & 3B part, 72/1 part, 2 part, 3A, 3B & 3C part and 73/3A part, 4, 5A part & 5B part of Karapakkam village, Sholinganallur Taluk, Chennai District, Greater Chennai Corporation limit – Approved - Reg.

Ref:
1. Layout of house sites approved vide PPD/L.O.No.82/2019 in letter No. L1/425/2019-1 dated 29.07.2019.
2. Planning Permission Application for laying out of house sites received in APU No. L1/2020/000259 dated 19.11.2020.
3. This office letter even No. dated 15.12.2020 addressed to the applicant.
4. Applicant letter dated 04.01.2021.
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 25.02.2021 addressed to the applicant.
7. Applicant letter dated 05.03.2021 enclosing the receipt for payments.
8. This office letter even No. dated 12.03.2021 addressed to the applicant enclosing the skeleton plan.
9. Applicant letter dated 28.08.2021 received on 31.08.2021 enclosing the revised layout plan.
10. Applicant letter dated 06.12.2021.
11. This office letter even No. dated 05.01.2022 addressed to the Sub-Registrar, Neelangarai.
12. Applicant letter dated 27.01.2022 enclosing the Gift Deed Doc. No.638/2022 dated 25.01.2022 @ SRO, Neelangarai.
13. Applicant letter dated 09.03.2022 & 23.03.2022.
14. Applicant letter dated 16.08.2023.
15. Grid of Roads Committee meeting minutes held on 12.10.2023 communicated in U.O.Note No.C1/0656/2023.
16. This office supplementary DC Advice letter even No. dated 24.01.2024 addressed to the applicant.
17. Applicant letter 31.01.2024 enclosing the receipt for payments.
18. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
19. 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 laying out of Public Purpose site-1 lying in the approved layout sanctioned vide PPD/L.O.No.82/2019 into 11 Nos. of residential plots comprised in S.Nos.71/3A part & 3B part, 72/1 part, 2 part, 3A, 3B & 3C part and 73/3A part, 4, 5A part & 5B part of Karapakkam village, Sholinganallur Taluk, Chennai

District, Greater Chennai Corporation 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 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 & 17th cited as called for in this office letter 6th & 16th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.4,500/-	C-100950 dated 18.11.2020.
Layout preparation charges	Rs.5,000/-	B-0018730 dated 04.03.2021.
Flag Day Fund	Rs.500/-	
Development Charges	Rs.13,000/-	B-0024803 dated 31.01.2024.
Regularization Charges	Rs.1,70,000/-	

4. The approved plan is numbered as **PPD/LO. No.29/2024 dated 12.02.2024.** Three copies of layout plan and planning permit **No.15751** 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 releasing 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 18th & 19th cited.

7. The original Gift Deed registered as Doc.No.638/2022 dated 25.01.2022@ SRO, Neelangarai as in the reference 17th cited is also enclosed herewith as per the provision made in the G.O. in the reference 5th cited

Yours faithfully,

for Member Secretary

14/02/24

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.638/2022 dated 25.01.2022@ SRO, Neelangarai.

Copy to:

1. M/s.Emerald Haven Town & Country Pvt. Ltd.,
   Represented by its Authorized Signatory
   Thiru.R.Vallinayagam,
   No.119, St.Marys Road,
   Abiramapuram,
   Chennai - 600 018.

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

4. TNRERA,
   CMDA Tower-II, 1st floor,
   No.1A, Gandhi Irwin Bridge Road,
   Egmore, Chennai-600 008.

5. Stock file /Spare Copy.

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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