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Verified RealEstate™
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Chennai 600 097, India

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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.

(Development Charges Letter)

File No. : **CMDA/PP/LAYOUT-1/0038/2024** Date : **21 June, 2024**

To
MS ADITHYA ESTATES AND BUILDERS REP BY ITS PARTNER MRS R M RAJESWARI ALIAS M RAJESWARI
Door No. 13/3 Plot No. S.NO.347/2B
Address: DURAISAMY REDDY STREET
Locality: WEST TAMBARAM
Email: solaimalaikannan1974@gmail.com
Contact No: 9500000967

Dear Sir / Madam,

Sub : CMDA-Area plans Unit - Layout Divisionlayout of Door No: , Plot No: , Address: SRS NAGAR MAIN ROAD, Locality: PERUNGALATHUR, City/Town: PERUNGALATHUR VILLAGE in S.No. 347 TS.No. 347 of PERUNKALATHUR village within the limit of Perungalathur TP Remittance of DC & Other charges – DC advice Sent - Reg

Ref : 1. SBC No. CMDA/PP/Layout-1/0038/2024 on 13.02.2024.

Layout – layout of Door No: , Plot No: , Address: SRS NAGAR MAIN ROAD, Locality: PERUNGALATHUR, City/Town: PERUNGALATHUR VILLAGE in S.No. 347 TS.No.347 of PERUNKALATHUR village within the limit of Perungalathur TP Remittance of DC & Other charges – DC advice Sent - Reg limit was examined and layout has been prepared to satisfy the TNCDBR requirements and taking into account of the existing developments around / future demand for circulation in the area. To process the application, it is mandatory to make the payment through Online Gateway viz Internet Banking, RTGS in the Online Process to avail the receipt through the 'Online PPA' software.

Sr. No.	Description	Charges/Deposits already paid	Amount to be remitted
I	Scrutiny Fees	Rs.7,350.00 R.t No CMDA/PP/Ch/13180/2024,dt 08 February, 2024	
II	OSR Charges		Rs.13,00,000.00
III	Flag Day Charge		Rs.500.00
IV	Development Charge		Rs.30,000.00
V	Layout Preparation Charge		Rs.16,000.00

Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due.

The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

On compliance / fulfillment of the above payments, the skeleton plans showing road spaces to be handed over to the Local Body will be sent to the office ofThe Executive Officer,Town Panchayat,Union.

Yours faithfully,

Signature valid.
Name :Neelakandan Neelakandan
Designation :Assistant Planner
Date :06/21/2024 12:46:43 PM

Name: Neelakandan Neelakandan

Designation: Assistant Planner

Date: 21 June, 2024

For

Member Secretary

CMDA

Copy to:

1.The Senior Accounts Officer, Accounts (Main),
CMDA, Chennai - 8
2.The Commissioner
Greater Chennal Corporation,Chennai-600 003.

REGISTERED POST WITH ACK DUE

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.inWeb site: www.cmdachennai.gov.in

Letter No. R1/15191/2021 - 2 **Date:16.09.2023**

To
M/s. Adithya Estates & Builders represented by its partner
Tmt.R.M.Rajeswari (Alias) M.Rajeswari,
No. 13/3, Duraisamy Reddy Street,
West Tambaram,
Chennai – 600 045.

Sir,

Sub: CMDA – Area Plans Unit- Reclassification Division - Variation to land use - Reclassification of land use for the land comprised in Survey No. 347/2B of Perungalathur Village, Tambaram Taluk, Chengalpattu District, Tambaram Corporation limit from Agricultural Use Zone to Residential Use Zone – Approved – Reg.

Ref:
1) Reclassification proposal received in CMDA from M/s. Adithya Estates & Builders represented by its partner Tmt.R.M.Rajeswari (A) M.Rajeswari in SBC No. CMDA/Reclassification - 1/0084/2021, dated 26.11.2021.
2) Authority Resolution in A.R.No. 143/2022, dated 24.11.2022.
3) Variation Notification sent to Assistant Director, Directorate of Stationery & Printing, Chennai - 2 in Lr.No. R1/15191 /2021, Dt.16.09.2023.
4) Office order No. 09/2018 dt. 29.05.2018.

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The proposal received in the reference 1st cited for reclassification of the land use in Survey No. 347/2B of Perungalathur Village, Tambaram Taluk, Chengalpattu District, Tambaram Corporation limit from Agricultural Use Zone to Residential Use Zone to construct residential building has been examined. The Authority in A.R.No. 143/2022, dated 24.11.2022 has resolved to reclassify the land use of the site under reference from Agricultural Use Zone to Residential Use Zone subject to the condition that public access to the surrounding vacant lands to be ensured while development at the site under reference.

2. The land use variation approval is not confirming the ownership right of the applicant over the property under reference and any claim on right or title over the property shall have to be proved before the appropriate / Competent Court to decide on the ownership.

3. A variation notification for the reclassification proposal has been prepared and the same has been sent to the Assistant Director, Directorate of Stationery & Printing, Chennai – 2 for publication in Tamil Nadu Government Gazette in letter 3rd cited.

This is for your information.

Yours faithfully,

19/09/23

for MEMBER-SECRETARY

19/09/23

Copy to:
The Commissioner,
Tambaram Corporation,
Tambaram, Chennai.

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-1/0038/2024 **Dated:23.08.2024**

To

The Commissioner
Tambaram Corporation,
Tambaram,
Chennai – 600 045.

Sir,

Sub: CMDA- APU – Layout Division – Proposal for laying out of house sites for the property comprised in S.No.347/2B of Perungalathur Village, Tambaram Taluk, Chengalpattu District, Tambaram Corporation Limit – Approved – Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0038/2024 dated 13.02.2024.
2. This office letter even No. dated 04.03.2024.
3. Applicant letter dated 13.05.2024.
4. This office letter even No. dated 04.06.2024.
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 21.06.2024 addressed to the applicant.
7. Applicant letter dated 08.07.2024 enclosing the receipt for payments.
8. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
9. This office letter even No. dated 11.07.2024 addressed to the applicant enclosing the layout plan.
10. Applicant letter dated 16.08.2024 enclosing original Gift deed for Road area registered as Doc.No.7084/2024 dated 14.08.2024 @ SRO, Padappai.
11. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
12. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017

The proposal received in the reference 1st cited for laying out of house sites for the property comprised in S.No.347/2B of Perungalathur Village, Tambaram Taluk, Chengalpattu District, Tambaram Corporation 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 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.7,350/-	CMDA/PP/Ch/13180/2024 dated 08.02.2024
Development charge	Rs.30,000/-	CMDA/PP/Ch/14671/2024 dated 05.07.2024
Layout Preparation charge	Rs.16,000/-	
OSR charge	Rs.13,00,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.184/2024 dated 23.08.2024.** Three copies of layout plan and planning permit **No.15902** 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 11th & 12th cited.

7. The original Gift Deed registered as Doc.No.7084/2024 dated 14.08.2024 @ SRO, Padappai as in the reference 10th cited is also enclosed herewith as per the provision made in the G.O. in the reference 5th cited and Government letter in the reference 8th cited.

Yours faithfully,

27/8/24

for Chief 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).
3. Original Gift Deed Doc.No.7084/2024 dated 14.08.2024 @ SRO, Padappai.

04.9
27.8.2024

Copy to: 1. M/s.Aditya Estates & Builders rep. by
Tmt.R.M.Rajeshwari,
No.13/3, Duraisamy Reddy Street,
West Tambaram,
Chennai - 600 045.

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, (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

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.