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RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

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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 -1/0131/2023** **Dated:27.02.2024**

To

**The Commissioner,**
Sholavaram Panchayat Union,
Sholavaram,
Chennai - 600 067.

Sir,

Sub: CMDA - APU – Layout Division – Proposal for laying out of house sites in the land comprised in S.Nos.32/1B2A, 32/2B, 32/3, 33/1A, 1B, 37/2A, 39/1, 39/4, 5A2, 5B1A2, 56, 57/1, 2, 58, 59, 60/2A2 & 2A3 of Budur Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit – Approved – Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in SBC. No. CMDA/PP/Layout-1/0131/2023 dated 25.04.2023.
2. This office letter even No. dated 26.06.2023 addressed to the Member Secretary, TNPCB.
3. This office letter even No. dated 26.06.2023 addressed to the applicant.
4. Applicant letter dated 26.06.2023 received on 28.06.2023 & 17.07.2023.
5. This office reminder letter even No. dated 04.08.2023 addressed to the applicant.
6. Applicant letter dated 04.10.2023 addressed to the TNPCB.
7. This office reminder letter even No. dated 12.10.2023 addressed to the applicant.
8. This office reminder letter even No. dated 12.10.2023 addressed to the Commissioner, Sholavaram Panchayat Union.
9. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
10. This office DC Advice letter even No. dated 22.02.2024 addressed to the applicant.
11. Applicant letter dated 22.02.2024 enclosing the receipt for payments.
12. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
13. This office letter even No. dated 23.02.2024 addressed to the applicant enclosing the 'A4' size proposed layout plan.
14. Applicant letter dated 26.02.2024 enclosing a copy of the Gift deed for the Road area, Park area and PP 1 & 2 sites registered as Doc. No.2171/2024 dated 24.02.2024 @ SRO, Red Hills.
15. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
16. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1st cited for the proposed Laying out of house sites in the land comprised in S.Nos.32/1B2A, 32/2B, 32/3, 33/1A, 1B, 37/2A, 39/1, 39/4, 5A2, 5B1A2, 56, 57/1, 2, 58, 59, 60/2A2 & 2A3 of Budur Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union 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 11th cited as called for in this office letter 10th cited respectively:

| Description of charges | Amount | Receipt No. & Date |
|---|---|---|
| Scrutiny fee | Rs.1062/- | CMDA/PP/Ch/10616/2023 dated 24.04.2023. |
| Development Charges | Rs.2,95,000/- | C-1024316 dated 11.01.2024 |
| Layout preparation charges & Balance scrutiny fee | Rs.2,45,000/- (Rs.1,35,000+Rs.1,10,000) | |
| OSR charges | Rs.1,87,000/- | |
| Flag Day Fund | Rs.500/- | |

4. The approved plan is numbered as **PPD/LO. No.42/2024 dated 27.02.2024.** Three copies of layout plan and planning permit **No.15764** 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 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 15th & 16th cited.

7. The original Gift Deed registered as Doc. No.2171/2024 dated 24.02.2024 @ SRO, Red Hills as in the reference 14th cited is also enclosed herewith as per the provision made in the G.O. in the reference 9th cited and Govt. letter in the ref. 12th cited.

Yours faithfully,

for Member Secretary

27/2/24

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.2171/2024 dated 24.02.2024 @ SRO, Red Hills.

Copy to: 1. Thiru.A.Sivasankar & M/s.Sivasankar
Agencies Private Limited represented by its
Authorized Signatory Mr.R.Ramachandran,
No.11, F-Block, 2nd Main Road,
Anna Nagar East,
Chennai – 600 102.

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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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.