Verified RealEstate™

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

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

Letter No.Layout-1/0019/2023 **Dated:24.04.2023**

To

Thiru.T.Ramakrishnan,
No.266, Lakshmana Samy Salai,
Kalaignar Karunanidhi Nagar,
Chennai – 600 078.

Sir,

Sub: CMDA - APU – Layout Division – Proposal for Laying out of house sites in S.No.645/1, 2, 3, 4, 5, 6 & 7 of Madambakkam Village, Tambaram Taluk, Chengalpet District, Tambaram Corporation Limit – Handing over of the Proposed Road space and PP-1 & 2 sites – Reg.

Ref:
1. The Layout proposal received vide reference SBC. No. CMDA/PP/Layout-1/0019/2023 dated 11.01.2023.
2. This office letter even No. dated 20.02.2023.
3. Applicant letter dated 20.02.2023 & 28.03.2023.
4. This office letter even No. dated 31.03.2023 addressed to the SRO, Selaiyur.
5. The SRO, Selaiyur in letter No.38/2023 dated 01.04.2023.
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 11.04.2023 addressed to the applicant.
8. Applicant letter dated 19.04.2023 enclosing the receipt for payments.
9. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.

***

The proposal received in the reference 1st cited for the proposed layout of house sites in S.No.645/1, 2, 3, 4, 5, 6 & 7 of Madambakkam Village, Tambaram Taluk, Chengalpet District, Tambaram Corporation Limit was examined and the layout has been prepared by the applicant to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements. The applicant has remitted the Scrutiny Fee, Development Charge and other charges applicable to this office in Cash Bill No. CMDA/PP/Ch/9615/2023 dated 11.03.2023, B-0023270 dated 18.04.2023 & 013839 dated 18.04.2023.

2. In the G.O. (Ms).No.181, Housing and Urban Development [UD4(1)] dated 09.12.2020 it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for Roads, Open Space Reservation and Public purpose to be gifted by the applicant(s) and gift deed registered in the Name of the Concerned Local Body. In the ref. 9th cited the

Government has ordered that the procedure be followed in the Directorate of Town and Country Planning in respect of gifting of the road /OSR /Public Purpose for approving the layout/sub-division proposals in Chennai Metropolitan Area.

3. You are, therefore, requested to gift the Road, OSR, and the Public Purpose -1 site (reserved for Local Body) & Public Purpose -2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the layout plan showing the Road, OSR, Public Purpose -1 & 2 sites with area details, which have to be handed over to the **Tambaram Corporation** represented by the **Commissioner, Tambaram Corporation** along with a copy of the Gift Deed Format is enclosed.

4. You are requested to furnish the original registered Gift Deed for Road, OSR, and Public Purpose -1 & 2 sites and on receipt of the registered gift deed in original, the layout plan will be sent to the Commissioner, Tambaram Corporation for sanctioning of the layout.

Yours faithfully,

for Senior Planner, Layout

25.4.2023

Encl: One copy of Layout plan, a copy of "A4" size sketch
along with Gift Deed format for registration purpose.

Copy to:

1. **The Commissioner**
Tambaram Corporation,
Tambaram,
Chennai – 600 045.
(along with a copy of Layout plan).

2. **The Superintending Engineer,**
Chennai Electricity Distribution Circle, (South-II).
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai-600 078.

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15450 Date of Permit 12/05/2023

SPD NO: 136/2023
LO

File No Layout -1/0019/2023

Th. T. Ramakrishnan GPA on behalf of Th. K. Gandhi & 6 Others No:266, Lakshmanasamy Salai, Kalaignar Karunanidhi Nagar, Chennai - 600 078.

Name of Applicant with Address .....

12 MAY 2023

Date of Application 11/01/2023

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

Site Address Proposed Layingout of house Sites in the Land

Division No. Comprised in S.No. 645/1, 2, 3, 4, 5, 6, 7 of Madambakkam Village, Tambaram Taluk, Chengalpet Dist, Tambaram Corporation Limit.

Development Charge paid Rs. 40,000/- Challan No. 013839 Date 18/4/2023 B-0023270 dt: 18/4/2023

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

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.