Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

**Official Property Record**

Digitally Verified Record - Powered by Verified RealEstate™



**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-1/0161/2024** **Dated:23.10.2024**

To

**The Commissioner**
Kundrathur Municipality,
Kundrathur,
Chennai – 600 069.

**Sir,**

Sub: CMDA- APU – Layout Division – Proposal for laying out of house sites in S.No.1031 together with Plot No.33 lying in approved layout PPD/LO No.84/2024 comprised in S.No.928/2Apt of Kundrathur - A Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Municipality Limit – Approved – Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0161/2024 dated 21.05.2024.
2. This office letter even No. dated 19.06.2024 addressed to the CE, WRD, Chennai Region.
3. This office letter even No. dated 10.07.2024 addressed to the applicant.
4. The CE, WRD, Chennai Region in letter No. DB/T5(3)/F.NOC 5221 Kundrathur 'A' village 6323/ 2024 dated 01.08.2024.
5. Applicant letter dated 20.08.2024.
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 19.09.2024 addressed to the applicant.
8. Online payment receipt dated 23.09.2024.
9. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
10. This office letter even No. dated 26.09.2024 addressed to the applicant enclosing the layout plan.
11. Applicant letter dated 14.10.2024 enclosing original Gift deed for Road area registered as Doc. No.17429/2024 dated 09.10.2024 @ SRO, Kundrathur.
12. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
13. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

---

The proposal received in the reference 1st cited for layout of house sites in S.No.1031 together with Plot No.33 lying in approved layout PPD/LO No.84/2024 comprised in S.No.928/2Apt of Kundrathur - A Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Municipality 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 8th cited as called for in this office letter 7th cited respectively:

| Description of charges | Amount | Receipt No. & Date |
|---|---|---|
| Scrutiny fee | Rs.9,855/- | CMDA/PP/Ch/14227/2024 dated 21.05.2024 |
| Development charge | Rs.30,000/- | CMDA/PP/Ch/15733/2024 dated 23.09.2024 |
| Layout Preparation charge | Rs.15,000/- | |
| Regularization charge | Rs.4,00,000/- | |
| OSR charge | Rs.30,60,000/- | |
| Contribution to Flag Day Fund | Rs.500/- | |

4. The approved plan is numbered as **PPD/LO. No.229/2024 dated 23.10.2024.** Three copies of layout plan and planning permit **No.15947** 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 12th & 13th cited.

7. The original Gift Deed registered as Doc. No.17429/2024 dated 09.10.2024 @ SRO, Kundrathur as in the reference 11th cited is also enclosed herewith as per the provision made in the G.O. in the reference 6th cited and Government letter in the reference 9th cited.

Yours faithfully,

for Chief Planner, Layout.

23/10/24

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.17429/2024 dated 09.10.2024 @ SRO, Kundrathur.

Copy to: 1. M/s.Pooja Life Spaaces Pvt. Ltd. &
M/s.Sakthi Property Developers India Pvt. Ltd.,
No.3, Vania Street,
Kundrathur,
Chennai – 600 069.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of the approved layout plan).

3. The Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 4th cited).

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

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

6. Stock file /Spare Copy.

# Chennai Metropolitan Development Authority

## PLANNING PERMIT

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

PERMIT No. 15947 Date of Permit 23.10.2024

PPD/L.O No. 229/2024

File No layout-1/0161/2024

Name of Applicant with Address M/s. Pooja Life Spaces pvt. Ltd. & M/s. Sakthi property Developers India pvt. Ltd. No.3, Vania Street, Kundrathur, Chennai 600069.

Date of Application 21.5.2024

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

Site Address Proposed laying out of Housesite in S.No.1031 together with plot No.33 lying in approved layout PPD/L.O.No. 84/2024 comprised in S.No. 928/2A pt of Kundrathur-A Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Municipality Limit.

Division No.

Development Charge paid Rs. 30,000/- Challan No. CMDA/PP/CH/115733/2024 Date 23.9.2024

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.

Jerissma

For MEMBER SECRETARY

## CONDITIONS

Note : 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.



## our services doesn't just end there

### Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

### Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

### Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

### NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

### Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



# empowering your real estate decisions with smart tools

## Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

## Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

## Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

## Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

## Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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