



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™



Received a sealed cover containing a Layout / 0253/24,
along with Commissioner St Thomas Mount Panchayat unit, Planning 2 permits and fill-T Deed
Egmore, Chennai - 600 008 addressed to Secretary, CMDA,

OFFICE SEAL:

REGISTRATION

NAME

DESIGNATION

DATE

Chennai Metropolitan Development Authority PLANNING PERMIT

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

PERMIT No. 15979

Date of Permit 22.11.2024
Thiru. S. Ram Maharey

PPD NO. 261
TO 2024

No. 66/69 3A, Newry

File No Layout-1/0253/2024 Sree Shaa Apartment
2nd Avenue, Indira Nagar

Name of Applicant with Address

Adyar, Chennai-600 0

Date of Application 05.09.2024

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

Site Address

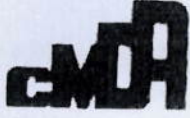
Division No.

Proposed layout of house sites for the
property comprised in S. NO. 8/1B & 1C
of Sitalapakkam Village, Tambaram
Taluk, Chengalpattu District,
St. Thomas Mount Panchayat Union

Development Charge paid Rs. 17000/- Challan No. CMDA/PTCH/16330/2024
Date 11.11.2024

PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised condition of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on
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 planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date the Planning Permission application/has to be submitted for continuing construction work when the Development Control Rules that may be current in force at that time will be applicable. If the construction 'already put up is



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-1/0253/2024

Dated:22.11.2024

To

The Commissioner

St. Thomas Mount Panchayat Union
@ Chitlapakkam, Chennai – 64.

Sir,

Sub: CMDA- APU – Layout Division – Proposal for laying out of house sites for the property comprised in S.No.8/1B & 1C of Sithalapakkam Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union Limit – Approved – Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0253/2024 dated 05.09.2024.
 2. This office letter even No. dated 01.10.2024 addressed to the applicant.
 3. Applicant letter dated 22.10.2024.
 4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 5. This office DC Advice letter even No. dated 13.11.2024 addressed to the applicant.
 6. Online payment receipt dated 14.11.2024.
 7. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
 8. This office letter even No. dated 15.11.2024 addressed to the applicant enclosing the layout plan.
 9. Applicant letter dated 18.11.2024 enclosing original Gift deed for Road area registered as Doc.No.14126/2024 dated 16.11.2024 @ SRO, Selaiyur.
 10. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 11. 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.8/1B & 1C of Sithalapakkam Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union 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 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.4,950/-	CMDA/PP/Ch/15578/2024 dated 05.09.2024
Development charge	Rs.17,000/-	CMDA/PP/Ch/16332/2024 dated 14.11.2024
Layout Preparation charge	Rs.10,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.261/2024 dated 22.11.2024**. Three copies of layout plan and planning permit **No.15979** 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 10th & 11th cited.

7. The original Gift Deed registered as Doc.No.14126/2024 dated 16.11.2024 @ SRO, Selaiyur as in the reference 9th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited and Government letter in the reference 7th cited.

Yours faithfully,

J. Srinivasan
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.14126/2024 dated 16.11.2024 @ SRO, Selaiyur.

Copy to: 1. Thiru.S.Ram Maharaj,
No.66/69 3A, Newry Sreeshaa Apartments,
2nd Avenue, Indira Nagar,
Adyar, Chennai – 600 020.

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



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.



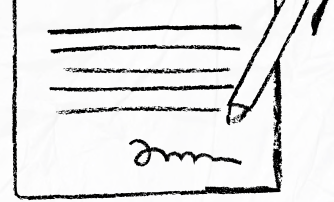
NRI & Investment Services

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



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](tel:+919996129996)
www.verified.realestate