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-1/0190/2023 **Dated: 23 .01.2024**

To
The Commissioner,
Tambaram Corporation,
Tambaram,
Chennai.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house sites in the land comprised in Old S. No. 215/3B, 4B, 223/3, 224/1A,1B,2, 244/3 part, 245/1, 2B and present T.S.Nos. 2/9, 10, 6/3A, 9,11 Ward I, Block No: 31, 11/8, 35, 37, 38, 16/26, 28, Ward –I Block No.26 of Selaiyur Village, Tambaram Taluk, Chenglepet District, Tambaram Corporation Limit – Approved - Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA through online vide SBC No. CMDA / PP / Layout-1 / /0190/2023 dated 01.06.2023.
2. This office letter even No. dated 25.09.2023.
3. Applicant letter dated 16.10.2023, 10.11.2023 & 29.11.2023
4. This office letter even No. dated 19.12.2023.addressed to the Sub-registrar Padappai.
5. Letter No.3-56/2023 dated 20.12.2023 received from Sub-Registrar, Padappai.
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 21.12.2023 addressed to the applicant.
8. Applicant letter dated 03.01.2024 enclosing the receipt for payments.
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 03.01.2024 addressed to the applicant enclosing Layout plan.
11. Applicant letter dated 11.01.2024 enclosing a copy of Gift deed for Road, PP-1,PP-2 area registered as **Doc.No.0321/2023 dated 10.01.2024 SRO @ Selaiyur.**
12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
13. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

...

The proposal received in the reference 1st cited for the Proposed Laying out of house sites comprised in Old S. No. 215/3B, 4B, 223/3, 224/1A,1B,2, 244/3 part, 245/1, 2B and present T.S.Nos. 2/9, 10, 6/3A, 9,11 Ward I, Block No: 31, 11/8, 35, 37, 38, 16/26, 28, Ward –I Block No.26 of Selaiyur Village, Tambaram Taluk, Chenglepet District, Tambaram Corporation Limit-was examined and 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.14,656/-	CMDA/PP/Ch/10958/2023/ dated 01.06.2023
Development charge	Rs.50,000/-	B-0024659 dated 14.07.2023
Layout Preparation charge	Rs.25,000/-	
Regularisation Charges	Rs.9,20,000/-	
OSR Charges	Rs.47,00,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.15/2024 dated 23.01.2024** Three copies of layout plan and planning permit **No. 15737** 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 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 and 13th cited.

7. The original Gift Deed registered as **Doc.No.0321/2023 dated 10.01.2024 SRO @ Selaiyur** as in the reference 11th cited is also enclosed herewith as per the provision made in the G.O. in the reference 6th cited, G.O. letter in the 9th cited.

Yours faithfully,

for Member Secretary

23/1/24

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.0321/2023 dated 10.01.2024 SRO @ Selaiyur

Copy to:

1. Thiru. R. Sundaram, Thiru. Nithyanandam Thiru. Vinayagam
(Co-owner cum Power Agents of
Russelian and 12 Others & Thiru. Ranganathan,
No.188/717, Plot No.1, Velachery Main Road,
Selaiyur,
Chennai. 600 073.

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

3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation and
Distribution Corporation (TANGEDCO)
K.KNagar,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.



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