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Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15727

P.P.D. No. 05

L.O 2024

Date of Permit 10.01.2024

Thiru. Gopi. M
No. 93, Kalaingar Karunanithi street,
Perungavur, Vichoor,
Chennai - 600 103

File No Layout-I/0311/2023

Name of Applicant with Address .....

Date of Application 14.09.2023

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

Site Address Proposed laying out of house sites for the land comprised in S.No. 256/3 of Perungavur Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union Limit.

Division No. .....

Development Charge paid Rs 20,000/- Challan No. B-0024640 Date 28/12/2023

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

10/1/2024

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-1/0311/2023 **Dated:10.01.2024**

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

Sir,

Sub: CMDA - APU – Layout Division – Planning Permission Application – Proposed laying out of house sites for the land comprised in S.No.256/3 of Perungavur Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit – Approved - Reg.

Ref:
1. The Layout proposal received vide reference SBC. No.CMDA/PP/Layout-1/0311/2023 dated 14.09.2023.
2. This office letter even No. dated 29.11.2023 addressed to the applicant.
3. Applicant letter dated 07.12.2023.
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 27.12.2023 addressed to the applicant.
6. Applicant letter dated 27.12.2023 enclosing the receipts for payments.
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 08.01.2024 addressed to the applicant enclosing the layout plan.
9. Applicant letter dated nil received on 05.01.2024 enclosing a copy of the Gift deed for the Road area and PP 1 & 2 sites registered as Doc. No.87/2024 dated 04.01.2024 @ SRO, Red Hills.
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 the Laying out of house sites in the land comprised in S.No.256/3 of Perungavur 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 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.5550/-	CMDA/PP/Ch/10675/2023 dated 14.09.2023
Development Charges	Rs.20,000/-	B-0024640 dated 28.12.2023
Layout preparation charges	Rs.10,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.05/2024 dated 10.01.2024.** Three copies of layout plan and planning permit **No.15727** 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 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.87/2024 dated 04.01.2024 @ SRO, Red Hills. 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 Govt. letter in the ref.7th cited.

Yours faithfully,

for Member Secretary

10/1/24

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.87/2024 dated 04.01.2024 @ SRO, Red Hills.

Copy to:

1. Thiru.M.Gopi,
No.93, Kalaingar Karunanithi Street,
Perungavur, Vichoor,
Chennai-600 103.

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 of Electricity and
Distribution Corporation (TANGEDCO)
Thirumangalam @ Anna Nagar,
Chennai – 600 040.

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-1/0311/2023 **Dated:02.01.2024**

To
Thiru.Gopi,
No.93, Kalaingar Karunanithi Street,
Perungavur, Vichoor,
Chennai-600 103.

Sir,

Sub: CMDA - APU – Layout Division – Planning Permission Application – Proposed laying out of house sites for the land comprised in S.No.256/3 of Perungavur Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayt Union limit – Gifting of the Road area, and Public Purpose site -1 & 2 earmarked in Layout to the Local Body - Reg.

Ref:
1. The Layout proposal received vide reference SBC. No.CMDA/PP/Layout-1/0311/2023 dated 14.09.2023.
2. This office letter even No. dated 29.11.2023 addressed to the applicant.
3. Applicant letter dated 07.12.2023.
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 27.12.2023 addressed to the applicant.
6. Applicant letter dated 27.12.2023 enclosing the receipts for payments.
7. 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 laying out of house sites for the property comprised in S.No.256/3 of Perungavur Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit was examined and the layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements. The applicant has remitted the Scrutiny Fee, Development charge and other applicable charges applicable to this office in Cash Bill No.CMDA/PP/Ch/10919/2023 dated 14.09.2023 & B-0024640 dated 28.12.2023.

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. 7th 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 area 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 and Public

Purpose -1 & 2 sites with area details, which have to be handed over to the **Sholavaram Panchayat Union** represented by the **Commissioner, Sholavaram Panchayat Union,** along with a copy of the Gift Deed Format is enclosed.

4. You are requested to furnish the original registered Gift Deed for Road area 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, **Sholavaram Panchayat Union** for sanctioning of the layout.

Yours faithfully,

for Member Secretary.

21.1.24

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

Copy to:

1. **The Commissioner,**
   Sholavaram Panchayat Union
   Sholavaram,
   Chennai – 600 067.

2. The Superintending Engineer,
   The Superintending Engineer,
   Chennai Electricity Distribution Circle, West,
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   Thirumangalam @ Anna Nagar,
   Chennai - 600 040.



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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
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+91 9996 12 9996
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