



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. L1/10160/2020

Dated: 21.11.2020

To

The Commissioner

St.Thomas Mount Panchayat Union
@ Chitlapakkam,
Chennai – 600 064.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house sites in the land comprised in S.Nos.147/4A part, 347/3A1A & 3A2, 348/1A, 351/1 and 352/1B2 part of Vengaivasal 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 APU No.L1/2020/000205 dated 07.10.2020.
 2. This office letter even No. dated 22.10.2020 addressed to the applicant.
 3. This office DC Advice letter even No. dated 31.10.2020 addressed to the applicant.
 4. Applicant letter dated 02.11.2020 enclosing particulars.
 5. Applicant letter dated 03.11.2020 enclosing the receipts for payments and revised layout plan.
 6. This office letter even No. dated 09.11.2020 addressed to the Commissioner, St.Thomas Mount Panchayat Union enclosing the skeleton plan.
 7. The Commissioner, St.Thomas Mount Panchayat Union letter No.K.Dis.5539/2020/A4 dated 16.11.2020 enclosing a copy of Gift deed for Road area and PP-1 & PP-2 site registered as Doc. No.9002/2020 dated 16.11.2020 @ SRO, Selaiyur.
 8. G.O.No.112, H&UD Department dated 22.06.2017.
 9. 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 in the land comprised in S.Nos.147/4A part, 347/3A1A & 3A2, 348/1A, 351/1 and 352/1B2 part of Vengaivasal Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development & 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 in the reference 4th cited has remitted the following charges / fees as called for in this office letter 3RD cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 12,000/-	B-0017507 dated 07.10.2020
Development charge	Rs. 28,000/-	B-0017739 dated 03.11.2020
Layout Preparation charge	Rs. 18,000/-	
RC for land	Rs. 12,000/-	
OSR charge (for 255 sq.m.)	Rs.40,60,000/-	0005554 dated 03.11.2020
Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No.114/2020 dated 21.11.2020**. Three copies of layout plan and planning permit **No.13876** 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 8th & 9th cited.

Yours faithfully,

o/c

*114/2020
21/11/20*

for Chief Planner, Layout

*&
21/11/2020*

*114/2020
21/11/2020*

Encl: 1. 3 copies of layout plan.

2. Planning permit in duplicate

(with the direction to not to use the logo of CMDA in the layout plan since the same is registered).

Copy to: 1. Thiru.R.Mohinder GPA on behalf of M/s.Virgo Realtors Pvt. Ltd. and M/s. Mohis Infrastructure Pvt. Ltd., represented by its Director Thiru.R.Mohindar GPA on behalf of M/s.Virgo Realtors Pvt. Ltd., Tmt.Geetha Kumar and R.Mohindar No.46/2, Sundaram Colony 2nd Main Road, Camp Road, Selaiyur, Chennai - 600 073.

2. The Deputy Planner, *Me*
Master Plan Division, *07/10/2020*
CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. The Superintending Engineer,
Chennai Electricity Distribution Circle, (South-II).
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai-600 078.
(along with a copy of approved layout plan).

4. Stock file /Spare Copy