



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/11012/2020

Dated: 31.05.2022
~~06.2022~~

To:

The Commissioner

St.Thomas Mount Panchayat Union,
@ Chittalapakkam,
Chennai - 600064.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed layout of house sites in S.Nos.111/11 part & 12, 132/1, 2A1, 2B, 3, 4, 5A, 6, 7 & 8, 133/1 to 9 and 134/1, 2A, 2B, 3, 4, 5, 6A, 6B, 7, 8 & 9 of Vengambakkam 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 APU No.L1/2020/000212 dated 20.10.2020.
 2. This office letter even No. dated 06.11.2020 addressed to the CE, PWD, WRD, Chennai Region.
 3. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 4. This office letter even No. dated 12.01.2021 addressed to the applicant.
 5. Applicant letter dated 03.03.2021.
 6. This office letter even No. dated 16.03.2021 addressed to the applicant.
 7. Applicant letter dated 08.07.2021.
 8. This office DC Advice letter even No. dated 29.07.2021 addressed to the applicant.
 9. Applicant letter dated 30.07.2021 enclosing the receipt for payments.
 10. This office letter even No. dated 10.08.2021 addressed to the applicant enclosing the skeleton plan.
 11. Petition letter dated 18.08.2021 received from H.Radhakrishnan.
 12. Applicant letter dated 19.08.2021 enclosing the Gift Deed duly signed by the Donor.
 13. This office letter even No. dated 21.09.2021 addressed to the petitioner.
 14. This office letter even No. dated 03.12.2021 addressed to the SRO,Tambaram.
 15. Applicant letter dated 16.12.2021 enclosing a copy of Gift deed for Road area, Park area, PP-1 & 2 sites registered as Doc. No.9333/2021 dated 14.12.2021 @ SRO, Tambaram.
 16. Applicant letter dated 31.03.2022.
 17. The CE, PWD, WRD, Chennai Region in letter No. DB / T 5(3) / F – NOC 2452 – Vengambakkam Village –2022 / dated 25.03.2022.
 18. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 19. 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 proposed layout of house sites in S.Nos.111/11 part & 12, 132/1, 2A1, 2B, 3, 4, 5A, 6, 7 & 8, 133/1 to 9 and 134/1, 2A, 2B, 3, 4, 5, 6A, 6B, 7, 8 & 9 of Vengambakkam 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 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 9th cited as called for in this office letter 8th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.22,100/-	B-0017601 dated 19.10.2020.
Development charge	Rs.53,000/-	B-0019620 dated 30.07.2021
Layout Preparation charge	Rs.36,000/-	
Regularization Charge	Rs.18,000/-	
Contribution to Flag Day Fund	Rs.500/-	14193 dated 30.07.2021

4. The approved plan is numbered as **PPD/LO. No.68/2022 dated 31.05.2022** Three copies of layout plan and planning permit **No. 14674** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 17th cited and shall obtain a letter from PWD confirming the compliance of conditions, 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 18th & 19th cited.

7. The original Gift Deed registered as Doc. No.9333/2021 dated 14.12.2021 @ SRO, Tambaram as in the reference 15th cited is also enclosed herewith as per the provision made in the G.O. in the reference 3rd cited.

Yours faithfully,

o/c
31/05/2022
for Member Secretary
31/5/22
2/5

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.9333/2021 dated 14.12.2021 @ SRO, Tambaram.

Copy to: 1. Tvl.M.Sumitha & 3 Others,
No.6/11, Mahalingam Street,
Mahalingapuram,
Nungambakkam,
Chennai - 600 034.

Received on.
8/6/22.

S. J. J.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of 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. 17th cited).
4. The Superintending Engineer,
Chengalpattu Electricity Distribution Circle,
TANGEDCO, No.130, GST Road,
(opp. To new bus stand),
Chengalpattu – 603 001(w.o.e)
5. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.
6. Stock file /Spare Copy.