



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
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11309

Letter No. L1/11093/2020

Dated: 7.07.2021

To

**The Commissioner**

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

Sir,

**Sub :** CMDA – Area Plans Unit – Layout Division – Planning Permission – Layout of house sites in the property bearing Door No.10/226, Arivaiyam Street & Anjaneyar Koil Street, Vengaivasal, Chennai – 73 comprised in S.Nos.249/2, 258/2B1, 2B2 & 3 and 259 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.L1/2020/000225 dated 24.10.2020.
  2. This office letter even No. dated 06.11.2020 addressed to the applicant.
  3. Applicant letter dated 24.11.2020.
  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 19.03.2021 addressed to the applicant.
  6. Applicant letter dated 19.03.2021 received on 24.03.2021 enclosing the receipt for payments.
  7. This office letter even No. dated 26.03.2021 addressed to the applicant enclosing the skeleton plan.
  8. Applicant letter dated 08.04.2021 enclosing Gift Deed duly signed by the Donors.
  9. This office letter even No. dated 27.04.2021 addressed to the Sub-Registrar, Selaiyur enclosing Gift Deed for registration.
  10. Applicant letter dated 06.05.2021 enclosing the Gift Deed for Road space, Park area and PP-1 & 2 sites registered as Doc.No.6402/2021 dated 05.05.2021 @ SRO, Selaiyur.
  11. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  12. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.



The proposal received in the reference 1<sup>st</sup> cited for the proposed layout of house sites in the property bearing Door No.10/226, Arivalayam Street & Anjaneyar Koil Street, Vengaivasal, Chennai – 73 comprised in S.Nos.249/2, 258/2B1, 2B2 & 3 and 259 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 6<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 5<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.30,000/- ✓	B-0017647 dated 22.10.2020 ✓
Development charges	Rs.58,000/- ✓	B-0018874 dated 19.03.2021 ✓
Layout Preparation charges	Rs.30,000 /- ✓	
Contribution to Flag Day Fund	Rs.500/- ✓	

4. The approved plan is numbered as **PPD/LO. No.96/2021 dated 07.07.2021**. Three copies of layout plan and planning permit **No.14204** 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 11<sup>th</sup> & 12<sup>th</sup> cited.

7. The original Gift Deed registered as Doc.No.6402/2021 dated 05.05.2021 @ SRO, Selaiyur as in the reference 10<sup>th</sup> cited is also enclosed herewith as per the provision made in the G.O. in the reference 4<sup>th</sup> cited.

Yours faithfully,

*o/c* *M*  
*7/7/21*

for Member secretary. *2/5*

*&*  
*07/07/2021* *↓*  
*07/07/2021*

- 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).  
3. Original Gift Deed Doc.No.6402/2021 dated 05.05.2021 @ SRO, Selaiyur.

Copy to:

1. Tvl.T.M.S.Kamal Abdul Kadar & 2 Others,  
No.46, New No.4, Model School Road,  
Thousand Lights,  
Chennai – 600 006. ✓
2. The Deputy Planner, — *Mee*  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan). *13/7/21*

3. The Superintending Engineer,  
Chennai Electricity Distribution Circle, (South-I).  
Tamil Nadu Generation of Electricity and  
Distribution Corporation (TANGEDCO)  
K.K.Nagar, Chennai-600 078.
4. Stock file /Spare Copy.