



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. L1/11587/2020

Dated: 9 .04.2021

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 comprised in S.No.147/1 &
147/2 of Arasankazhani 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.L1/2020/000231 dated 31.10.2020.
 2. This office letter even No. dated 13.11.2020 addressed to the applicant.
 3. Applicant letter dated 28.11.2020 & 04.12.2020.
 4. This office letter even No. dated 08.12.2020 addressed to the applicant.
 5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 6. This office DC Advice letter even No. dated 16.02.2021 addressed to the applicant.
 7. Applicant letter dated nil received on 18.02.2021 enclosing the receipt for payments.
 8. This office letter even No. dated 27.02.2021 addressed to the applicant enclosing the skeleton plan.
 9. Applicant letter dated 09.03.2021 enclosing Gift Deed duly signed by the Donors.
 10. This office letter even No. dated 19.03.2021 addressed to the Sub-Registrar, Selaiyur enclosing Gift Deed for registration.
 11. Applicant letter dated 29.03.2021 enclosing the Gift Deed for road area and PP-1 & 2 sites registered as Doc.No.4505/2021 dated 25.03.2021 @ SRO, Selaiyur.
 12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 13. Secretary (H & UD and TNRERA) Lr.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 S.No.147/1 & 147/2 of Arasankazhani 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 7th cited has remitted the following charges / fees as called for in this office letter 6th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.5,950/- ✓	B-0017711 dated 31.10.2020
Development charges	Rs.15,000/- ✓	B-0018607 dated 18.02.2021
Regularization Charges	Rs.1,20,000/- ✓	
Layout Preparation charges	Rs.10,000 /- ✓	
Contribution to Flag Day Fund	Rs.500/- ✓	

4. The approved plan is numbered as **PPD/LO. No.64/2021 dated 9 .04.2021.** Three copies of layout plan and planning permit **No.14071** 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 12th & 13th cited.

7. The original Gift Deed registered as Doc.No.4505/2021 dated 25.03.2021 @ SRO, Selaiyur as in the reference 11th cited is also enclosed herewith as per the provision made in the G.O. in the reference 5th cited.

Yours faithfully,

o/c
 for Chief Planner, Layout.
 09/04/2021
 09/04/2021
 2/5

- 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.4505/2021 dated 25.03.2021 @ SRO, Selaiyur.

- Copy to:
1. Thiru.Dilip Bhandari & Thiru.Rohit Bhandari, No.73, Mahatma Gandhi Road, Nungambakkam, Chennai - 600 034.
 2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8. (along with a copy of approved layout plan).
 16/06/2021
 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.