



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. L1/11590/2020

Dated: 15.02.2021

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.Nos.145 part, 146/1, 2, 3 & 146/4 of Arasankazhani Village, Tambaram Taluk, Kancheepuram District, St.Thomas Mount Panchayat Union limit.– Approved – Reg.

- Ref:
1. Planning Permission Application for Laying out of house sites received in APU No.L1/2020/000232 dated 31.10.2020.
 2. This office letter even No. dated 17.11.2020 addressed to the applicant.
 3. Applicant letter dated 28.11.2020.
 4. Applicant letter dated 04.12.2020 enclosing revised layout plan.
 5. This office letter even No. dated 7.12.2020 addressed to the applicant.
 6. G.O.Ms.No.181, H&UD Department dated 09.12.2020.
 7. This office DC Advice letter even No. dated 22.12.2020 addressed to the applicant.
 8. Applicant letter dated nil received on 11.01.2021 enclosing the receipts for payments.
 9. This office letter even No. dated ~~21.01.2021~~ ^{21.01.2021} addressed to the Commissioner, St.Thomas Mount Panchayat Union enclosing the skeleton plan.
 10. The Commissioner, St.Thomas Mount Panchayat Union letter Rc.No.480/2021/A4 dated 29.01.2021 enclosing the Gift Deed registered as Doc.No.1081/2021 dated 29.01.2021 @ 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 1st cited for the proposed laying out of house sites in S.Nos.145 part, 146/1, 146/2, 146/3 & 146/4 of Arasankazhani Village, Tambaram Taluk, Kancheepuram District, St.Thomas Mount Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulation 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 8th cited has remitted the following charges / fees as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.13,450/- ✓	B-0017712 dated 31.10.2020 ✓
Development charges	Rs.29,000/- ✓	B-0018325 dated 08.01.2021 ✓
Regularization Charges	Rs.60,000/- ✓	
OSR Charges (for 235 sq.m.)	Rs.24,50,000/- ✓	
Layout Preparation charges	Rs.25,000 /- ✓	
Contribution to Flag Day Fund	Rs.500/- ✓	

4. The approved plan is numbered as **PPD/LO. No.13/2021**. Three copies of layout plan and planning permit **No.14020** 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 11th & 12th cited.

Yours faithfully,

o/c
for Chief Planner, Layout. *2/5*
15/02/2021
15/02/2021

- 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).

Copy to: *M/S. Sumezu Housing and constructions proprietors*

1. Thiru.Sunil Bhandari & Tmt.Swetha 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). *Mle 17/12/2021*
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
3. Stock file /Spare Copy