



Letter No. 11/11919/2020

Dated: 1-03-2021

To

The Commissioner,
 St. Thomas Mount Parochial Union,
 @ Chitlapakkam,
 Chennai - 600064.

Re,

S.No: CHDA - Area Plans Unit - Layout Division - Planning Permission -
 Proposed sub-division of the property into 8 No. of plots comprised in
 S.No.298/201A2 of Agarambalam Village, Tambaram Taluk,
 Chengalpattu District, St.Thomas Mount Parochial Union land -
 Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of houses sites received in APJ No. 1/70000000044 dated 07.11.2020.
 2. This office letter even No. dated 23.11.2020 addressed to the Commissioner, St. Thomas Mount Parochial Union.
 3. The Commissioner, St. Thomas Mount Parochial Union letter No. 9932/2020/A4 dated 08.12.2020.
 4. G.O.(Ms) No 185, Housing and Urban Development (UDM) Department dated 09.12.2020.
 5. This office letter even No. dated 19.12.2020 addressed to the applicant.
 6. This office DC Advice letter even No. dated 21.02.2021 addressed to the applicant.
 7. Applicant letter dated 21.02.2021 received on 23.02.2021 enclosing the receipt for payments.
 8. This office letter even No. dated 03.03.2021 addressed to the applicant enclosing the Sanction Plan.
 9. Applicant letter dated 03.03.2021 enclosing the QR Deed duly signed by the Donor.
 10. This office letter even No. dated 10.03.2021 addressed to the Sub-Registrar, Tambaram enclosing original QR Deed.
 11. Applicant letter dated 13.03.2021 enclosing a copy of QR deed for Road area registered as Doc.No.1179/2021 dated 11.03.2021 @ SRO, Tambaram.
 12. G.O.(Ms) No.112, H&UD Department dated 22.04.2017.
 13. Secretary (H & UD and TH&PA) Letter No TH&PA/261/DC/17, dated 09.05.2017.

DISPATCHED

The proposal received in the reference 1st cited for the proposed sub-division of the property into 8 No. of plots comprised in S.No.298/201A2 of Agarambalam Village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Parochial Union land was examined and sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development & Building Rules, 2015 requirements and approved.

It is clarified that Planning Permission by CHDA under the statutory provisions does not confer 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 therein based on the copies of the documents (such as Title 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.5,000/-	B-0017783 dated 07.11.2020
Development charge	Rs.9,000/-	B-0018435 dated 22.01.2021
Layout Preparation charge	Rs.4,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.14/2021** dated **16.02.2021**. Three copies of sub-division plan and planning permit **No.14022** 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.

Yours faithfully,

for Chief Planner, Layout

Encl: 1. 3 copies of sub-division plan.
2. Planning permit in duplicate
(with the direction to not to use the logo of CMDA in the sub-division plan since the same is registered).

Copy to: 1. M/s.Cloudnine Developers
represented by its Partner Thiru.N.Jayakumar,
No.12A, IAF Road,
Indira Nagar, Selaiyur,
Chennai-600 073.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved sub-division plan).

3. Stock file /Spare Copy

o/c
16/02/2021
for Chief Planner, Layout
16/02/2021
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