

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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**Letter No. L1/12157/2020****Dated: 27/07.2021**

To

**The Executive Officer**

Thiruneermalai Town Panchayat,  
Thiruneermalai, Chennai – 44.

Sir,.

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house site comprised in S.Nos.158/1 part, 158/2, 159 part & 162 part of Thiruneermalai Village, Pallavaram Taluk, Chengalpattu District, Thiruneermalai Town Panchayat limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2020/000253 dated 12.11.2020.
  2. This office letter even No. dated 24.11.2020 addressed to the C.E., PWD, WRD, Chennai Region.
  3. Applicant letter dated 04.12.2020 & 05.02.2021.
  4. This office letter even No. dated 17.02.2021 addressed to the applicant.
  5. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I-Thiruneermalai Village-II/2021/M dated 22.01.2021.
  6. Applicant letter dated 26.02.2021.
  7. Applicant letter dated 08.03.2021 enclosing revised layout plan.
  8. Applicant letter dated 22.03.2021.
  9. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
  10. This office DC Advice letter even No. dated 26.03.2021 addressed to the applicant.
  11. Applicant letter dated 30.03.2021 (received on 01.04.2021) enclosing the receipts for payments.
  12. Applicant letter dated 05.04.2021 enclosing revised layout sketch.
  13. This office Supplementary DC Advice letter even No. dated 20.04.2021 addressed to the applicant.
  14. Applicant letter dated 23.04.2021 enclosing the receipts for payments.
  15. This office letter even No. dated 11.06.2021 addressed to the applicant enclosing the Skeleton.
  16. Applicant letter dated 28.06.2021 enclosing the Gift Deed duly signed by the Donor.
  17. This office letter even No. dated 02.07.2021 addressed to the Sub-Registrar, Pammal enclosing original Gift Deed.
  18. Applicant letter dated 13.07.2021 enclosing a copy of Gift deed for Road area and PP-1 & 2 sites registered as Doc.No.5989/2021 dated 13.07.2021 @ SRO, Pammal.
  19. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  20. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.



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The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house site comprised in S.Nos.158/1 part, 158/2, 159 part & 162 part of Thiruneermalai Village, Pallavaram Taluk, Chengalpattu District, Thiruneermalai Town Panchayat 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 10<sup>th</sup> & 13<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 11<sup>th</sup> & 14<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.27,700/-	B-0017814 dated 10.11.2020
Development charge	Rs.27,000/-	B-0018927 dated 30.03.2021
Regularization Charge	Rs.2,30,000/-	
Flag Day Fund	Rs.500/-	B-0018927 dated 30.03.2021 & B-0019090 dated 23.04.2021
Layout Preparation charge (15,000 + 2,000)	Rs.17,000/-	
OSR charge	Rs.22,80,000/-	B-0019090 dated 23.04.2021

4. The approved plan is numbered as **PPD/LO. No.112/2021 dated 29.07.2021**. Three copies of layout plan and planning permit **No.14221** 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 5<sup>th</sup> 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 19<sup>th</sup> & 20<sup>th</sup> cited.

7. The original Gift Deed registered as Doc.No.5989/2021 dated 13.07.2021 @ SRO, Pammal as in the reference 18<sup>th</sup> cited is also enclosed herewith as per the provision made in the G.O. in the reference 9<sup>th</sup> cited.

Yours faithfully,

o/c  
  
 for Chief Planner, Layout

28/07/2021

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**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.5989/2021 dated 13.07.2021 @ SRO, Pammal.

Copy to: 1. M/s.VGN Homes Private Limited,  
represented by its Director Thiru.B.R.Nandakumar,  
GPA on behalf of Thiru.V.N.Devadoss,  
No.333, Poonamallee High Road,  
Aminjikarai, Chennai - 600 029.

*SR*  
*11/08/2021*

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. 12<sup>th</sup> cited).

4. 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).

5. Stock file /Spare Copy.

