



**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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**Letter No.L1/12275/2018**

**Dated: 11.01.2019**

To

**The Commissioner**

St. Thomas Mount Panchayat Union  
@ Chitlapakkam,  
Chennai – 64,

Sir,

Sub : CMDA – Area Plans Unit - Layout Division - Planning Permission Application – Layout of house sites S.Nos.116/1, 2A, 3A1, 3B, 3C1, 3C2A and 433/4B of Perumbakkam Village, Sholinganallur 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.L1/2018/000149 dated 13.07.2018.
  2. Authority Resolution in A.R.No.69/2018 dated 05.07.2018.
  3. This office DC advice letter even no. dated 29.11.2018 addressed to the applicant.
  4. Applicant letter dated 04.12.2018 enclosing receipt of payments.
  5. This office letter even no. dated 07.12.2018 addressed to the Commissioner, St. Thomas Mount Panchayat Union.
  6. The Commissioner, St. Thomas Mount Panchayat Union Letter No. Nil dated 27.12.2018 enclosing the Gift Deed registered as Doc.No.14497/2018 dated 26.12.2018 @ SRO, Selaiyur.
  7. The Commissioner, St. Thomas Mount Panchayat Union Letter No.K.Dis.14205/2018/A4 dated 04.01.2019 enclosing the Rectification Gift Deed registered as Doc.No.104/2019 dated 04.01.2019 @ SRO, Selaiyur.
  8. Applicant letter dated 07.01.2019.
  9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  10. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for laying out of house sites in the land comprised in S.Nos.116/1, 2A, 3A1, 3B, 3C1, 3C2A and 433/4B of Perumbakkam Village, Sholinganallur 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.

23/1/19  
சுதாசனப்பிள்ளை

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 4<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 3<sup>rd</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 33,700/-	B-007698 dated 12.07.2018
Development Charge	Rs. 61,000/- ✓	B-008601 dated 03.12.2018
Layout Preparation charges	Rs. 23,500/- ✓	
Regularisation Charge	Rs. 6,05,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	2568625 ✓ to 2568629 ✓ dated 03.12.2018 ✓

4. The approved plan is numbered as **PPD/LO. No.08/2018**. Three copies of layout plan and planning permit **No.12325** are sent herewith for further action.

5. 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 9<sup>th</sup> & 10<sup>th</sup> cited.

Yours faithfully,

o/c

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for Principal Secretary /  
Member Secretary

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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).

Copy to: 1. M/s. Ravindranath GE Medical Associates Pvt. Ltd.,  
Represented by its GPA M/s.Prodel Properties and Developers LLP,  
No.8/18, 12<sup>th</sup> Cross street,  
Indira Nagar, Chennai - 600 020.

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2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).  
3. Stock file /Spare Copy