



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/12613/2020

Dated: 30.03.2021

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.363/2A1 of Vengaivasal Village covered in an approved Group Development of 2 Blocks of Residential MSB sanctioned by CMDA together with a piece of adjoining vacant land lies in S.No.363/1 part of Vengaivasal Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union limit – Approved – Reg.

- Ref:
1. Planning Permission for proposed construction of Group Development of Residential MSB – 2 Blocks approved by CMDA vide PP No.C/PP/MSB-IT/15 (A to F) /2013 dated 12.03.2013.
 2. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000266 dated 23.11.2020.
 3. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 4. This office letter even No. dated 28.12.2020.
 5. Applicant letter dated 04.01.2021.
 6. This office letter even No. dated 11.01.2021.
 7. Applicant letter dated 11.01.2021.
 8. This office DC Advice letter even No. dated 18.01.2021 addressed to the applicant.
 9. Applicant letter dated 21.01.2021 enclosing the receipt for payments.
 10. This office letter even No. dated 27.01.2021 addressed to ~~the Commissioner, St.Thomas Mount Panchayat Union~~ enclosing the skeleton plan. *applicant*
 11. Applicant letter dated 22.02.2021 enclosing Gift Deed duly signed by the Donor.
 12. This office letter even No. dated 09.03.2021 addressed to the Sub-Registrar, Selaiyur enclosing Gift Deed for registration.
 13. Applicant letter dated 25.03.2021 enclosing the Gift Deed for road area and PP-1 & 2 sites registered as Doc.No.4203/2021 dated 22.03.2021 @ SRO, Selaiyur.
 14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 15. 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.363/2A1 of Vengaivasal Village covered in an approved Group Development of 2 Blocks of Residential MSB sanctioned by CMDA together with a piece of adjoining vacant land lies in S.No.363/1 part of Vengaivasal Village, Tambaram Taluk, Chengalpattu 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 9th cited has remitted the following charges / fees as called for in this office letter 8th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.7,600/- ✓	B-0017903 dated 20.11.2020
Development charges	Rs.12,000/- ✓	B-0018412 dated 21.01.2021
Regularization Charges	Rs.76,000/- ✓	
OSR Charges (for 106 sq.m.)	Rs.17,00,000/- ✓	
Layout Preparation charges	Rs.9,000 /- ✓	
Contribution to Flag Day Fund	Rs.500/- ✓	

4. The approved plan is numbered as **PPD/LO. No.55/2021 dated 20.03.2021**. Three copies of layout plan and planning permit **No.14062** 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 14th & 15th cited.

7. The original Gift Deed registered as Doc.No.4203/2021 dated 22.03.2021 @ SRO, Selaiyur as in the reference 12th cited is also enclosed herewith as per the provision made in the G.O. in the reference 3rd cited.

Yours faithfully,

for Chief Planner, Layout.

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.4203/2021 dated 22.03.2021 @ SRO, Selaiyur.

Copy to:

- Thiru.G.Adhiseshann,
"Parsn" New No.129, Old No.56,
Luz Church Road,
Mylapore, Chennai - 600004.



2. The Deputy Planner, — *file*
30/6/2021
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
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.
4. Stock file /Spare Copy.

