



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. L1/13368/2020

Dated: 3.03.2021

To
The Commissioner,
St. Thomas Mount Panchayat Union
@ Chitlapakkam,
Chennai – 600 064.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division of house sites (4 No. of plots) in the property comprised in S.No.75/32B of Vengaivasal Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for sub-division of house sites received in APU No.L1/2020/000283 dated 08.12.2020.
 2. This office letter even No. dated 19.12.2020 addressed to the Applicant.
 3. Applicant letter dated 29.12.2020.
 4. This office letter even No. dated 07.01.2021 addressed to the Applicant.
 5. This office DC Advice letter even No. dated 08.01.2021 addressed to the applicant.
 6. Applicant letter dated 01.03.2021 enclosing the receipt for payments.
 7. Applicant letter dated 02.03.2021 enclosing the additional particulars.
 8. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 9. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

4/13/21
DISPATCHED

The proposal received in the reference 1st cited for the proposed sub-division of house sites (4 No. of plots) in the property comprised in S.Ns.75/32B of Vengaivasal Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union limit was examined and sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development and 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 has remitted the following charges / fees in the reference 6th cited as called for in this office letter 5th cited respectively:

| Description of charges | Amount | Receipt No. & Date |
|---------------------------------|------------|----------------------------|
| Scrutiny fee | Rs.2,800/- | B-0018058 dated 08.12.2020 |
| Development charge | Nil | B-0018680 dated 01.03.2021 |
| Sub-division Preparation charge | Rs.2,000/- | |
| Contribution to Flag Day Fund | Rs.500/- | |

4. The approved plan is numbered as **PPD/LO. No. 32/2021 dated 3 .03.2021**. Three copies of sub-division plan and planning permit **No.14039** 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 8th & 9th cited.

Yours faithfully,

O/C *Ag*
3/3/21.
for Chief Planner, Layout

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

2/5
23/03/2021
03/03/2021

- Copy to:
1. Thiru.A.Sridhar Naidu, GPA,
No.32, Vembuliamman Koil Street,
Gowrivakkam,
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.

Me
18/3/2021