



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. L1/16753/2019

Dated: 26.02.2021

To

The Commissioner

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

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning
Permission – Sub-division of property into 7 No. of house sites
in S.No.281/2A1B of Pozhichalur Village, Pallavaram Taluk,
Kancheepuram District, St.Thomas Mount Panchayat Union
limit – Approved – Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2019/000236 dated 03.10.2019.
 2. This office letter even No. dated 24.10.2019 addressed to the applicant.
 3. This office DC Advice letter even No. dated 06.11.2019 addressed to the applicant.
 4. Applicant letter dated 20.11.2019 enclosing the receipt for payments and particulars.
 5. This office letter even No. dated 22.11.2019 addressed to the Commissioner, St. Thomas Mount Panchayat Union enclosing the skeleton plan.
 6. Applicant letter dated 19.12.2019 enclosing revised sub division plan.
 7. This office letter dated 22.1.2020 addressed to the applicant.
 8. Applicant letter dated 07.02.2020 enclosing revised sub division plan.
 9. This office letter even No. dated 06.03.2020 addressed to the Commissioner, St.Thomas Mount Panchayat Union enclosing the revised skeleton plan.
 10. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 11. The Commissioner, St.Thomas Mount Panchayat Union letter K.Dis.No.10589/2019/A4 dated 22.01.2021 enclosing the Gift Deed registered as Doc.No.356/2021 dated 19.01.2021 @ SRO, Pammal.
 12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 13. 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 Sub-division of property into 7 No. of house sites in S.No.281/2A1B of Pozhichalur Village, Pallavaram 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, *Batta lease*

2/3/21
DISPATCHED



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

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.1,875/-	B-0014259 dated 01.10.2019
Development charges	Rs.6,000/-	B-0014901 dated 20.11.2019
Sub-division Preparation charges	Rs.3,000 /-	
Contribution to Flag Day Fund	Rs.500/-	649938 dated 19.11.2019

4. The approved plan is numbered as **PPD/LO. No.22/2021 dated 26.02.2021**. Three copies of layout plan and planning permit **No.14029** 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 saie, 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,

o/c
for Chief Planner, Layout. 2/5
26/02/2021
26/02/2021

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. Tmt.Bhavani Raman,
GPA on behalf of Thiru.R.Sunil,
No.3, Vivekananda Street,
A-Sus Palace Building, First Floor,
Srinivasa Nagar,
New Perungalathur,
Chennai - 600 063.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. Stock file /Spare Copy

