



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/19555/2018

Dated: 21.02.2019

To
The Commissioner
St. Thomas Mount Panchayat Union
@ Chitlapakkam,
Chennai - 600064.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Sub-division of Public Purpose Plot Nos.I & II lying in the approved layout No.PPD/ L.O. No. 47/2017 into 7 No. of residential plots comprised in 206/1 part & 231 part of Vengaivasal village, Tambaram Taluk, Kancheepuram District, St. Thomas Mount Panchayat Union limit– Approved - Reg.

- Ref:
1. Planning Permission Application for laying out plots received vide reference APU No.L1/2018/000268 dated 29.10.2018.
 2. Layout proposal approved vide PPD/LO No.47/2017 in letter No. L1/6529/2017 dated 27.09.2017.
 3. This office letter even No. dated 18.12.2018 addressed to the applicant.
 4. Applicant letter dated 23.01.2019.
 5. This office letter even No. dated 29.01.2019 addressed to the applicant.
 6. Applicant letter dated 06.02.2019.
 7. This office DC Advice letter even No. dated 15.02.2019 addressed to the applicant.
 8. Applicant letter dated 19.02.2019 enclosing receipt of payments.
 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 1st cited for the proposed sub-division of Public Purpose Plot Nos.I & II lying in the approved layout No.PPD/ L.O. No. 47/2017 into 7 No. of residential plots comprised in 206/1 part & 231 part of Vengaivasal village, Tambaram 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.



3. 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.

4. The applicant has remitted the following charges / fees in the reference 8th cited as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 3,500/-	B-008345 dated 26.10.2018
Layout Preparation charges	Rs. 5,000/-	B-009129 dated 19.02.2019
Contribution to Flag Day Fund	Rs. 500/-	649418 dated 19.02.2019

5. The approved plan is numbered as **PPD/LO. No. 26/2019**. Three copies of sub-division plan and planning permit **No.12343** are sent herewith for further action.

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 9th & 10th cited.

Yours faithfully,

for Principal Secretary /
Member Secretary

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.Sobha Limited,
Polyhose Towers, 5th Floor,
Spic Annex., No.88, Anna Salai (Mount Road),
Guindy, Chennai – 600 032.

2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. Stock file /Spare Copy