

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.L1/19681/2018-1

Dated: 18.05.2020

To

The Commissioner

St.Thomas Mount Panchayat Union,
@ Chittalapakkam,
Chennai - 600 064.

Sir,

Sub : CMDA – Area Plans Unit - Layout Division - Planning Permission Application – Layout of house sites for the land comprised in S.Nos.159, 160, 161, 162/1A & 1B, 164, 165, 166, 167/1A & 2, 168, 169/1, 2 & 3, 195/1B1 & 1C, 196/1 & 2, 197/1 & 2, 199/2, 200/2, 3 & 4, 201/1, 2, 3, 4, 5, 9 & 10, 202/3, 203/1A, 1B & 2, 204/1, 208/1, 2 & 3, 209/1 & 2, 210/1A, 1B & 2, 211, 212/1, 213, 214, 215/2, 219/1, 2, 3A, 3B, 4A, 4B, 5A, 5B1 & 5B2 and 225/1 of Ottiambakkam Village, Tambaram Taluk (formerly Sholinganallur Taluk), Chengalpattu District (formerly Kancheepuram District), St.Thomas Mount Panchayat Union limit - Approved – Reg.

Ref:

1. PPA for laying out of house sites received in CMDA vide reference APU No.L2/2018/000271 dated 30.10.2018.
2. The applicant letter dated 12.12.2018.
3. This office letter even No. dated 25.01.2019 addressed to the applicant.
4. This office DC advice letter even No. dated 22.02.2019 addressed to the applicant.
5. Applicant letter dated 04.03.2019.
6. This office letter even No. dated 08.03.2019 addressed to the applicant.
7. This office letter even No. dated 08.03.2019 addressed to the Commissioner, St. Thomas Mount Panchayat Union.
8. Applicant letter dated 21.03.2019 enclosing layout sketch with requesting for revision of road pattern.
9. This office letter even No. dated 28.03.2019 addressed to the Commissioner, St. Thomas Mount Panchayat Union.
10. Representation dated 10.05.2019 received from one Tmt.P.B.Deepa.
11. This office letter even No. dated 29.05.2019 addressed to the Commissioner, St. Thomas Mount Panchayat Union enclosing revised layout plan.
12. The Commissioner, St. Thomas Mount Panchayat Union letter Rc.No.2589/2019/A4 dated 21.02.2020 enclosing a copy of Gift deed for Road & Park area registered as Doc. No.2090/2020 dated 20.02.2020 @ SRO, Selaiyur.
13. This office letter even No. dated 02.03.20120 addressed to the applicant.
14. Applicant letters dated 06.03.2020, 11.03.2020 & 16.03.2020.
15. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
16. 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 layout of house sites for the land comprised in S.Nos.159, 160, 161, 162/1A & 1B, 164, 165, 166, 167/1A & 2, 168, 169/1, 2 & 3, 195/1B1 & 1C, 196/1 & 2, 197/1 & 2, 199/2, 200/2, 3 & 4, 201/1, 2, 3, 4, 5, 9 & 10, 202/3, 203/1A, 1B & 2, 204/1, 208/1, 2 & 3, 209/1 & 2, 210/1A, 1B & 2, 211, 212/1,

213, 214, 215/2, 219/1, 2, 3A, 3B, 4A, 4B, 5A, 5B1 & 5B2 and 225/1 of Ottiambakkam Village, Tambaram Taluk (formerly Sholinganallur Taluk), Chengalpattu District (formerly Kancheepuram District), St. Thomas Mount Panchayat Union limit was examined and layout plan has been revised 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 5th cited has remitted the following charges / fees as called for in this office letter 4th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.84,200/- ✓	B-008329 dated 24.10.2018
Development charge for Land	Rs.1,75,000/- ✓	B-009466 dated 06.03.2019
Layout Preparation charges	Rs.85,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	0005159 dated 06.03.2020

4. The approved plan is numbered as **PPD/LO. No.36/2020 dated 18.05.2020**. Three copies of layout plan and planning permit **No.12798** are sent herewith for further action.

5. You are requested to ensure that road and Park are formed as shown in the approved plan, before sanctioning and release of the layout.

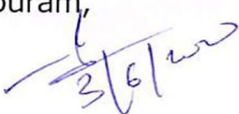
6. The applicants have to furnish the Patta, chitta & adangal for the land comprised in S.Nos.167/1A & 2, 168, 201/5, 201/9, 201/10, 203/2, 204/1, 208/1, 2 & 3, 209/1 & 2, 210/1A, 211, 212/1 and 214 of Ottiambakkam Village in favour of present land owners duly attested by a revenue official. The applicants in their letter dated 06.03.2020 have assured to submit the same at the time of getting final approval from Local Body. Hence the Local Body is also requested to obtain the same, before sanctioning and release of the layout.

7. 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 15th & 16th cited.

Yours faithfully,

o/c
18/05/2020
for Member Secretary
18/05/2020
2/6

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. Tvl.J.Jayakrishnan & 17 others
No17, 1st Main Road,
Kottur Garden, Kotturpuram,
Chennai - 600 085.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8. 
(along with a copy of approved layout plan).
 3. Stock file /Spare Copy