



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. L1/20944/2019**

**Dated: .07.2020**

To

The Commissioner  
Tambaram Greater Municipality  
Tambaram  
Chennai – 600 045.

Sir,

**Sub:** CMDA – Area Plans Unit – Layout Division - Planning Permission – Layout of Public Purpose Plot Nos. I, II, III, IV & V lying in the approved layout No.PPD/ L.O. No. 61/2018 into 27 No. of residential plots comprised in Part of Old S.Nos.169/1 & 2B, 183/1, 184 and 185/1, Present T.S.Nos. 2/2 part, 6/1 part, 7/9, Block No.41, Ward-D of Tambaram Village, Tambaram Taluk, Kancheepuram District, Tambaram Greater Municipal limit – Approved – Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/000302 dated 17.12.2019.
  2. Layout of house sites approved vide PPD/LO No.61/2018 in letter No.L1/369/2018-1 dated 01.10.2018.
  3. C.E., PWD, WRD, Chennai Region in letter No.DB/T5(3)/F – 001294 & 003499 – Inundation – Tambaram / 2018 dated 30.04.2018.
  4. This office letter even No. dated 23.01.2020 addressed to the applicant.
  5. Applicant letter dated 29.01.2020.
  6. This office DC advice letter even no. dated 05.02.2020 addressed to the applicant.
  7. Applicant letter dated 10.02.2020 enclosing the receipts for payments.
  8. This office letter even No. dated 18.02.2020 addressed to the Commissioner, Tambaram Greater Municipality enclosing a skeleton plan.
  9. This office letter even No. dated 18.02.2020 addressed to the Superintending Engineer, CEDC, South-II, TANGEDCO, K.K.Nagar, Chennai-600 078 enclosing a skeleton plan.
  10. The Commissioner, Tambaram Greater Municipality letter Rc.No.749/2020/F1 dated 10.07.2020 enclosing the Gift Deed registered as Doc.No2734/2020 dated 07.07.2020 @ SRO, Tambaram.
  11. The Superintending Engineer, CEDC/South-II, K.K.Nagar, Chennai-78 Letter No.SE/CEDC/S-II/AEE/Civil/F.VGN 0.5% Land/D.223/20, dated 06.07.2020 enclosing the Gift Deed registered as Doc.No2662/2020 dated 17.06.2020 @ SRO, Tambaram.
  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 1<sup>st</sup> cited for the Layout of Public Purpose Plot Nos. I, II, III, IV & V lying in the approved layout No.PPD/ L.O. No. 61/2018 into 27 No. of residential plots comprised in Part of Old S.Nos.169/1 & 2B, 183/1, 184 and 185/1, Present T.S.Nos. 2/2 part, 6/1 part, 7/9, Block No.41, Ward-D of Tambaram Village, Tambaram Taluk,

Kancheepuram District, Tambaram Greater Municipal limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development & 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 in the reference 7<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 6<sup>th</sup> cited:

| Description of charges        | Amount      | Receipt No. & Date         |
|-------------------------------|-------------|----------------------------|
| Scrutiny Fee                  | Rs. 5,500/- | B-0015270 dated 17.12.2019 |
| Layout Preparation charges    | Rs. 9,000/- | B-0015850 dated 10.02.2020 |
| Contribution to Flag Day Fund | Rs. 500/-   |                            |

4. The approved plan is numbered as **PPD/LC. No.56/2020 dated 22.07.2020**. Three copies of layout plan and planning permit **No.13818** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and the compliance of the conditions stipulated by PWD in the reference 3<sup>rd</sup> cited before sanctioning 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 12<sup>th</sup> & 13<sup>th</sup> cited.

Yours faithfully,  
22/7/20  
CHIEF PLANNER, LAYOUT  
for 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. VGN Projects Estates Pvt. Ltd.  
Represented by its Power Agents Thiru.A.Rangappan  
On behalf of M/s.Aztec Properties Private Limited,  
No. 15, Wallace Garden 2<sup>nd</sup> Street,  
Nungambakkam,  
Chennai – 600 006.

A. Jeyaraj  
28/7/20

2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).
3. The Chief Engineer,  
WRD, Chennai Region (PWD)  
Chepauk, Chennai – 600 005.  
(along with a copy of approved layout plan).
4. **The Superintending Engineer,**  
Chennai Electricity Distribution Circle South –II,  
Tamil Nadu Generation of Electricity and  
Distribution Corporation (TANGEDCO)  
K.K.Nagar, Chennai – 600 078.  
(along with a copy of approved layout plan).
5. Stock file /Spare Copy

