



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.L1/23220/2018-1

Dated: 24.05.2019

To

The Commissioner

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

Sir,

Sub : CMDA – Area Plans Unit - Layout Division - Planning Permission Application – Layout of house sites S.Nos.233/5A, 5B & 6 and 284/2, 3, 4 & 5 of Ottiambakkam village, Sholinganallur 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. L1/2018/000325 dated 21.12.2018.
 2. Authority Resolution in A.R.No.133/2018 dated 14.11.2018.
 3. Applicant letter dated 25.01.2019.
 4. This office letter even No. dated 04.02.2019 addressed to the C.E., PWD, WRD, Chennai Region.
 5. This office DC advice letter even no. dated 07.03.2019 addressed to the applicant.
 6. Applicant letter dated 08.03.2019 enclosing the receipt of payments.
 7. This office letter even No. dated 14.03.2019 addressed to the Commissioner, St.Thomas Mount Panchayat Union enclosing the skeleton plan.
 8. The Commissioner, St.Thomas Mount Panchayat Union Letter No.K.Dis.2228/2019/A4 dated 03.04.2019 enclosing the Gift Deed for Road & Park area registered as Document No.3976/2019 dated 02.04.2019 @ SRO, Selaiyur.
 9. This office letter even No. dated 05.04.2019 addressed to the applicant.
 10. Applicant letter dated 09.04.2019 & 15.04.2019.
 11. The C.E., PWD, WRD, Chennai region letter No.DB/T5(3)/F-003884-Ottiyambakkam/2019/M dated 23.05.2019.
 12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 13. 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 S.Nos.233/5A, 5B & 6 and 284/2, 3, 4 & 5 of Ottiambakkam village, Sholinganallur Taluk, 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 6th cited has remitted the following charges / fees as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 35,000/-	B-008103 dated 11.09.2018 20.12.2018
Development charge for Land	Rs.70,000/-	B-009565 dated 08.03.2019
Layout Preparation charges	Rs.30,000/-	
Contribution to Flag Day Fund	Rs. 500/-	2760294 to 2760298 dated 08.03.2019

4. The approved plan is numbered as **PPD/LO. No.62/2018**. Three copies of layout plan and planning permit **No.12381** are sent herewith for further action.

5. You are requested to ensure that road and Park are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 11th cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout 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 12th & 13th cited.

Yours faithfully,

o/c
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.Jones Foundation Pvt. Ltd. rep. by its
Managing Director Thiru.M.Jones,
No.2, Moovarasampet Main Road,
Madipakkam, Chennai - 600 091.
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 for
monitoring the compliance of the conditions
stipulated in the NOC in ref. 11th cited).
4. Stock file /Spare Copy

A. Jayaraj
28.5.19

24/5/19
24/05/2019

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