



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
Web site: www.cmdachennai.gov.in

Letter No. L1/2748/2020

Dated: 10.11.2020

To
The Commissioner
St.Thomas Mount Panchayat Union
@ Chitlapakkam,
Chennai – 600 064.

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in the land comprised in S.No.416/8 part & 416/9 part of Perumbakkam Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union limit – Approved - Reg.
- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000044 dated 19.02.2020.
 2. This office letter even No. dated 04.03.2020 addressed to the CE, PWD, WRD, Chennai Region.
 3. This office letter even No. dated 04.06.2020 addressed to the applicant.
 4. The CE, PWD, WRD, Chennai Region letter No.DB/T5 (3)/I-Perumbakkam Village –II/2020/M dated 09.06.2020.
 5. Applicant letter dated 13.07.2020 received on 14.07.2020.
 6. This office letter even No. dated 17.08.2020 addressed to the applicant.
 7. Applicant letter dated 21.08.2020.
 8. This office DC Advice letter even No. dated 11.09.2020 addressed to the applicant.
 9. Applicant letter dated 16.09.2020 enclosing the receipt for payments.
 10. This office letter even No. dated 21.09.2020 addressed to the Commissioner St.Thomas Mount Panchayat Union enclosing a copy of Skeleton Plan.
 11. The Commissioner, St.Thomas Mount Panchayat Union letter No.K.Dis.4030/2020/A4 dated 14.10.2020 enclosing a copy of Gift deed for Road space registered as Doc. No.7486/2020 dated 12.10.2020 @ SRO, Selaiyur.
 12. Applicant letter dated 15.10.2020.
 13. This office letter even No. dated 20.10.2020 addressed to the applicant with a copy marked to the Commissioner, St.Thomas Mount Panchayat Union.
 14. The Commissioner, St.Thomas Mount Panchayat Union letter K.Dis.No.4030/2020/A4 dated 28.10.2020 enclosing a copy of supplementary Gift deed for Park area and PP-1 & 2 sites (0.5% area each) registered as Doc.No.7991/2020 dated 23.10.2020 @ SRO, Selaiyur.
 15. Applicant letter dated 05.11.2020.
 16. G.O.No.112, H&UD Department dated 22.06.2017.
 17. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

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The proposal received in the reference 1st cited for the Proposed laying out of house sites in the land comprised in S.No.416/8 part & 416/9 part of Perumbakkam Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union 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 9th cited has remitted the following charges / fees as called for in this office letter 8th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.12,500/-	B-0015952 dated 19.02.2020
Development charge	Rs.30,000/-	B-0017313 dated 16.09.2020
Layout Preparation charge	Rs.17,000/-	
Regularization Charge	Rs.2,45,000/-	
Flag Day Fund	Rs.500/-	0005463 dated 16.09.2020

4. The approved plan is numbered as **PPD/LO. No.110/2020 dated 10.11.2020**. Three copies of layout plan and planning permit **No.13872** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 4th cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout, before sanctioning and release of 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 16th & 17th cited.

Yours faithfully,

o/c
for Chief Planner, Layout

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.Vigneshwara Homes (P) Ltd.,
Represented by its Director Thiru.N.R.K.Venkat,
No.33/15, Cenotaph 1st Street,
Tenampet, Chennai - 600 018.



- 12/11/2020
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. 4th cited).
 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