



**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)  
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**Letter No. L1/4755/2020**

**Dated: 3.11.2020**

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.Nos.233/1C2, 236/3A & 237/2 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.L1/2020/000063 dated 11.05.2020.
  2. This office letter even No. dated 25.06.2020 addressed to the applicant.
  3. Applicant letter dated 27.07.2020.
  4. Applicant letter dated 13.08.2020 enclosing revised layout plan.
  5. This office DC Advice letter even No. dated 26.08.2020 addressed to the applicant.
  6. Applicant letter dated 28.08.2020 enclosing the receipt for payments.
  7. This office letter even No. dated 02.09.2020 addressed to the Commissioner, St.Thomas Mount Panchayat Union enclosing the skeleton plan.
  8. The Commissioner, St.Thomas Mount Panchayat Union letter K.Dis.No.3499/2020/A4 dated 14.10.2020 enclosing a copy of Gift deed for Road widening area and PP-1 & 2 sites (0.5% area each) registered as Doc. No.7450/2020 dated 09.10.2020 @ SRO, Selaiyur.
  9. Applicant letter dated 20.10.2020.
  10. G.O.No.112, H&UD Department dated 22.06.2017.
  11. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the Proposed laying out of house sites in the land comprised in S.Nos.233/1C2, 236/3A & 237/2 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 6<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 5<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.4,500/-	B-0016282 dated 19.03.2020
Development charge	Rs.13,000/-	B-0017119 dated 28.08.2020
Layout Preparation charge	Rs.6,000/-	
OSR Charge (for 142 sq.m.)	Rs.25,65,000/-	
Flag Day Fund	Rs.500/-	0005425 dated <del>18.09.2019</del> 28/08/2020

4. The approved plan is numbered as **PPD/LO. No.105/2020 dated 3.11.2020**. Three copies of layout plan and planning permit **No.13867** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan, 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 10<sup>th</sup> & 11<sup>th</sup> cited.

Yours faithfully,

dc

for Chief Planner, Layout

03/11/2020

3/11/20

03/11/2020

2/5

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. Thiru.S.Shiva Subramanian,  
No.171/113, St.Marys Road,  
Abhiramapuram,  
Chennai - 600 018.

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

3. 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).

4. Stock file /Spare Copy

