



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
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Letter No.L1/4833/2017-1

Dated: 05.01.2018

To

The Commissioner
Tambaram Greater Municipality
Tambaram
Chennai - 600 045.

Sir,

Sub : CMDA - Area Plans Unit - Layout Division - Planning
Permission - Layout of house sites Old S.Nos.190/1 part,
201/1B part, 2A1, 2A2 & 2B, 202/1A, 2, 3 & 4, 203/1B1A &
1B2A, 204/1B2A & 1B2B, 205/1 & 2, 206/1 part & 2, 207/1, 2B
& 2C, 208/1A, 1B & 1C and 209/2B, present T.S.Nos.6/1 part,
9/7, 10/2, 14/1 part, 15/4 & 16/1, Ward-D, Block No.41 of
Tambaram Village, Tambaram Taluk, Kancheepuram District,
Tambaram Municipal limit- Approved - Reg.

- Ref:
- ✓ 1. Planning Permission Application for laying out of house sites received in APU No. L1/2017/000199 dated 06.04.2017.
 - ✓ 2. This office letter even No. dated 24.05.2017 addressed to the C.E., WRD, Chennai Region (PWD) and reminders *dated sent on 07.07.2017 & reminder sent on 02.08.2017.*
 - ✓ 3. This office letter even No. dated 07.07.2017 addressed to the applicant.
 - ✓ 4. Applicant letter dated 20.07.2017.
 - ✓ 5. Letter No.DB/T5(3)/F-I&C-Tambaram/2016 dated 25.07.2017 received from the C.E., WRD, Chennai Region, PWD.
 - ✓ 6. This office DC advice letter even no. dated 02.08.2017.
 - ✓ 7. Applicant letter dated 07.08.2017 enclosing the receipts for payment and the Undertaking Deed.
 - ✓ 8. C.E. WRD, Chennai Region, PWD Letter No.DB/T5(3)/F-I&C-Tambaram/2016 dated 18.08.2017 with revised conditions.
 - ✓ 9. This office letter even No. dated 31.08.2017 addressed to the Commissioner, Tambaram Greater Municipality.
 - ✓ 10. Letter dated 26.10.2017 received from one Tmt.S.Vasantha.
 - ✓ 11. This office letter even No. dated 17.11.2017 addressed to Tmt.S.Vasantha.
 - ✓ 12. The Commissioner, Tambaram Greater Municipality letter Rc.No.3299/2017/F1 dated 12.12.2017 enclosing the Gift Deed registered as Doc.No.7392/2017 dated 07.12.2017 @ SRO, Tambaram.
 - ✓ 13. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 - ✓ 14. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed laying out of house sites in Old S.Nos.190/1 part, 201/1B part, 2A1, 2A2 & 2B, 202/1A, 2, 3 & 4, 203/1B1A & 1B2A, 204/1B2A & 1B2B, 205/1 & 2, 206/1 part & 2, 207/1, 2B & 2C, 208/1A, 1B & 1C and 209/2B, present T.S.Nos.6/1 part, 9/7, 10/2, 14/1 part, 15/4 & 16/1, Ward-D, Block No.41 of Tambaram Village, Tambaram Taluk, Kancheepuram District, Tambaram Municipal limit was examined and layout plan has been prepared 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 7th cited has remitted the following charges / fees as called for in this office letter 6th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 50,000/-	B-004148 dated 06.04.2017
Development charge	Rs.1,40,000/-	B-005255 dated 07.08.2017
Layout Preparation charges	Rs. 70,000/-	
Contribution to Flag Day Fund	Rs. 500/-	0665641 to 0665645' dated 07.08.2017

4. The approved plan is numbered as **PPD/L.O. No.01./2018**. Three copies of layout plan and planning permit **No.11532** 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 ref.5th & 8th 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 13th & 14th cited.

Yours faithfully,

o/c
for MEMBER SECRETARY 2/6
05/10/18
05/10/18

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:

M/S Antech properties Pvt. Ltd
represented by its Power Agent.

1. M/s.VGN Property Developers Pvt. Ltd. (POA),
No. 15, Wallace Garden 2nd Street,
Nungambakkam,
Chennai – 600 006.

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

→ MS
10/11/18