



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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Egmore, Chennai - 600 008  
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E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)  
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Letter No.L1/5028/2020

Dated: 28.07.2021

To  
**The Commissioner**  
St. Thomas Mount Panchayat Union  
@ Chitlapakkam, Chennai – 64.

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house site comprised in S.Nos.243/1 part, 2 & 3 and 247/1C2B part, 1D1A1A part, 2, 5, 6B part, 7A2A1, 7A2A2, 7A3A, 7A4A, 7B1A part, 7B1B & 7B2 of Agaramthen Village, Tambaram Taluk, Chengalpattu Taluk, St.Thomas Mount Panchayat Union limit – Approved - Reg. District
- Ref: 1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2020/000070 dated 23.05.2020.
2. Applicant letter dated 12.06.2020.
3. This office letter even No. dated 16.06.2020 addressed to the applicant.
4. This office DC Advice letter even No. dated 02.09.2020 addressed to the applicant.
5. Applicant letter dated 24.09.2020 enclosing the receipt for payments.
6. Applicant letter dated 28.09.2020 enclosing particulars.
7. This office letter even No. dated 03.10.2020 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.3315/2021/A4 dated 06.07.2021 enclosing a copy of Gift deed for Road space, Park area and Public Purpose - 1 & 2 Sites registered as Doc.No.4459/2021 dated 30.06.2021 @ SRO, Tambaram.
9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
10. 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 Proposed Laying out of house site comprised in S.Nos.243/1 part, 2 & 3 and 247/1C2B part, 1D1A1A part, 2, 5, 6B part, 7A2A1, 7A2A2, 7A3A, 7A4A, 7B1A part, 7B1B & 7B2 of Agaramthen Village, Tambaram Taluk, Chengalpattu Taluk, St.Thomas Mount Panchayat Union limit was examined and the layout plan has been prepared to satisfy the Tamil Nadu Combined Development and 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 has remitted the following charges / fees in the reference 5<sup>th</sup> cited as called for in this office letter 4<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.47,900/-	B-0016391 dated 22.05.2020
Development charge	Rs.1,00,000/-	B-0017410 dated 24.09.2020
Layout Preparation charge	Rs.45,000/-	
Regularization Charge	Rs.2,47,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.110/2021 dated 28.07.2021**. Three copies of layout plan and planning permit **No.14219** are sent herewith for further action.

5. You are requested to ensure that road and Park 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 8<sup>th</sup> & 9<sup>th</sup> cited.

Yours faithfully,

o/c *[Signature]*  
28/7/21  
for Member Secretary

*[Signature]*  
28/07/2021  
2/5

Encl: 1. 3 copies of layout plan.

2. Planning permit in duplicate

(with the direction not to use the logo of CMDA in the layout plan since the same is registered).

Copy to: 1. Thiru.R.Rajan & Thiru.K.Saravanan, GPA holders on behalf of (i) M/s.R.R.Trading Private Limited, (ii) Tmt.Punithavalli, (iii) M/s.Jeni Construction Private Limited (iv) M/s.Cloudnine Developers & (v) M/s.Mild Stone Homes, No.66/10, SAS Apartment, M.G. Road, Sasthri Nagar, Adyar, Chennai - 600 020.

*[Signature]*  
30/8.

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.