



**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)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No.L1/5500/2017-1**

**Dated: 31/08.2017**

To

**The Commissioner**

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

Sir,

Sub : CMDA – Area Plans Unit - Layout Division - Planning  
Permission Application – Layout of house sites in S.Nos.237/1,  
2A & 2B, 238 and 241/I, 2A, 2B & 2C of Ottiambakkam Village,  
Sholinganallur Taluk, Kancheepuram District, St.Thomas Mount  
Panchayat Union limit - Approved – Reg.

- Ref:
1. PPA received in CMDA vide APU.No.L1/2017/000225 dated 18.04.2017.
  2. This office DC advice letter even no. dated 02.06.2017 addressed to the applicant.
  3. Applicant letter dated 05.06.2017.
  4. This office letter even no. dated 08.06.2017 addressed to the Commissioner, St. Thomas Mount Panchayat Union.
  5. Letter No.K.Dis.5531/2017/A4 dated 21.07.2017 received from the Commissioner, St. Thomas Mount Panchayat Union enclosing the Gift Deed registered as Doc.No.7975/2017 dated 19.07.2017 @ SRO, Selaiyur.
  6. Applicant letter dated 28.07.2017.

The proposal received in the reference 1<sup>st</sup> cited for the proposed Layout of house sites in S.Nos.237/1, 2A & 2B, 238 and 241/1, 2A, 2B & 2C 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 3<sup>rd</sup> cited has remitted the following charges / fees as called for in this office letter 2<sup>nd</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 42,000/-	B-004265 dated 18.04.2017 ✓
Development Charge for land	Rs. 85,000/-	B-004686 dated 05.06.2017 ✓
Layout Preparation charges	Rs. 50,000/-	
Contribution to Flag Day Fund	RS. 500/-	9122309 to 9122313 dated 05.06.2017. ✓

4. The approved plan is numbered as **PPD/LO. No.36/2017**. Three copies of layout plan and planning permit **No.9400** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan before sanctioning the layout.

Yours faithfully,

*o/c*  
*31/08/2017*  
for MEMBER SECRETARY *2/6*  
*28/8/17*  
*28/8/2017*

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. Tmt.Vijaya Ramamoorthy & 3 others  
No. 3, Officer's Colony,  
Varadarajapuram, Velachery,  
Chennai – 600 042.

*represented by CPA m/s. Fairly  
Land Foundations Pvt. Ltd.,*

*Ahasan*  
2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).  
3. Stock file /Spare Copy



1. The Director General of Police Mylapore, Chennai – 600 004. P.B.No. 844550	7. The Director of Fire & Rescue Services No.1, Greams Road Nungambakkam, Chennai – 600 006.
2. The Commissioner of Police Chennai Police, Vepery Chennai – 600 007.	8. The Registrar of Co-operative Society 170, EVR High Road Kilpauk, Chennai – 600 010.
3. The Managing Director Metropolitan Transport Corporation Pallavan house, Anna Salai Chennai – 600 002.	9. The Superintending Engineer TNEB, Chennai Development Circle 144, Anna Salai, Chennai – 600 002.
4. The Post Master General Chennai Region, Chennai – 600 002.	10. The Commissioner Civil Supplies & Consumer Protection Ezhilagam, Chepauk, Chennai – 600 005.
5. The Chief General Manager – Telephone Purasawalkam High Road Purasawalkam, Chennai – 600 007.	11. The Managing Director CMWSSB, No. 1, Pumping Station Road Chennai – 600 002.
6. The Director of School Education College Road, Nungambakkam Chennai – 600 006.	12. The Chief Divisional Manager / Chief Area Manager Indian Oil Corporation No.500, Anna Salai, Teynampet, Chennai – 600 018.

**Letter No. L1/5500/2017-2**

**Dated: 31.08.2017**

Sir,

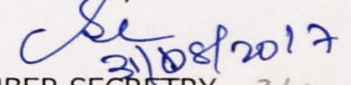
Sub : CMDA – Area Plans Unit – Layout Division - Planning  
Permission – S.Nos.237/1, 2A & 2B, 238 and 241/1, 2A, 2B &  
2C of Ottiambakkam Village, Sholinganallur Taluk,  
Kancheepuram District, St.Thomas Mount Panchayat Union  
limit – Approved – Reg.

Ref: 1. PPA received in APU.No.L1/2017/000225 dated  
18.04.2017.  
2. This office letter No.L1/5500/2017-1, dated 31/08.2017.


The proposal received in the reference cited for the proposed Layout of house sites in S.Nos.237/1, 2A & 2B, 238 and 241/1, 2A, 2B & 2C of Ottiambakkam Village, Sholinganallur Taluk, Kancheepuram District, St.Thomas Mount Panchayat Union limit was examined and approved on 31.08.2017 and numbered as PPD/L.O. No. 36/2017, in the reference 2<sup>nd</sup> cited.

2. In that layout, the area earmarked for Public Purpose Plot (I & III) would remain reserved for a specific period of one year from the date of approval. If your Department requires any land, you are requested to purchase the plot within a year from the date of approval.


Yours faithfully

o/c   
31/08/2017  
for MEMBER SECRETARY 3/6

Name & Address of the Developer:

Tmt.Vijaya Ramamoorthy & 3 others   
No. 3, Officer's Colony,  
Varadarajapuram, Velachery,  
Chennai – 600 042.

deaj  
25/6/17  
28/8/2017

  
① represented by M/s. Fairly Land Foundations  
Private Limited.