



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No.L1/6155/2020

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 - Laying out of house sites in the land comprised in S.Nos.40/2, 3, 4, 5, 6A & 6B, 113/1B & 2B, 115/9, 116, 118/1, 2, 3, 4, 5, 6, 8, 9, 11, 12, 13, 14 & 15, 119/1 & 2, 120/1, 2A, 2B & 3, 121/1 & 2, 122/1, 2, 3B & 4, 123/1 & 2, 124/1, 125/1 to 7, 126/3, 4, 5A & 5B, 127/3A, 3B & 3C, 128/4, 5A, 5B, 6A, 6B, 10A, 10B, 13 & 14, 129/1, 2A1, 2A2, 2A3, 2A4, 2B, 2C1, 2C2, 2D, 2E, 3, 4, 6A, 6B, 7, 9A, 9B, 10A, 10B, 11, 12, 13A, 13B, 13C, 13D, 14, 15, 16, 17A, 18A, 18B1, 18B2, 19, 20, 21A2, 21A3, 21B1 & 21B2, 130, 131/1A, 1B, 2A, 5, 6A, 6B, 6C, 7, 11, 12, 13 & 14, 132/2A2 & 5B and 169/1, 2A1, 2A2, 2B1, 2B2, 3, 4 & 5 of Vengambakkam 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 CMDA vide APU No.L1/2020/000106 dated 10.07.2020.
 2. This office letter even No. dated 24.07.2020 addressed to the CE, PWD, WRD, Chennai Region.
 3. Applicant letter dated nil received on 14.08.2020 enclosing a copy of CE, PWD, WRD, Chennai Region letter No.T5(7)12919/Inundation point/2013 dated 25.02.2013 obtained for the adjoining approved layout site.
 4. This office letter even No. dated 31.10.2020 addressed to the applicant.
 5. Applicant letter dated 23.11.2020.
 6. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 7. Applicant letter dated 06.01.2021.
 8. This office letter even No. dated 11.01.2021 addressed to the applicant.
 9. This office DC Advice letter even No. dated 18.01.2021 addressed to the applicant.
 10. Applicant letter dated 22.01.2021 enclosing the receipt for payments.
 11. This office letter even No. dated 02.02.2021 addressed to the Commissioner, St.Thomas Mount Panchayat Union enclosing the Skeleton Plan.
 12. Applicant letter dated 24.03.2021 enclosing particulars.
 13. This office letter even No. dated 07.05.2021 addressed to the Applicant enclosing the skeleton plan.
 14. Applicant letter dated 05.07.2021 enclosing the Gift Deed duly signed by the Donors.
 15. This office letter even No. dated 09.07.2021 addressed to the Sub-Registrar, Tambaram.
 16. Applicant letter dated 15.07.2021 enclosing the Gift deed for Road space, Park area and Public Purpose - 1 & 2 site registered as Doc.No.4860/2021 dated 14.07.2021 @ SRO, Tambaram.

35/1/21

35/1/21

17. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 18. Secretary (H & UD and TNRERA) Letter
 No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for laying out of house sites in the land comprised in S.Nos.40/2, 3, 4, 5, 6A & 6B, 113/1B & 2B, 115/9, 116, 118/1, 2, 3, 4, 5, 6, 8, 9, 11, 12, 13, 14 & 15, 119/1 & 2, 120/1, 2A, 2B & 3, 121/1 & 2, 122/1, 2, 3B & 4, 123/1 & 2, 124/1, 125/1 to 7, 126/3, 4, 5A & 5B, 127/3A, 3B & 3C, 128/4, 5A, 5B, 6A, 6B, 10A, 10B, 13 & 14, 129/1, 2A1, 2A2, 2A3, 2A4, 2B, 2C1, 2C2, 2D, 2E, 3, 4, 6A, 6B, 7, 9A, 9B, 10A, 10B, 11, 12, 13A, 13B, 13C, 13D, 14, 15, 16, 17A, 18A, 18B1, 18B2, 19, 20, 21A2, 21A3, 21B1 & 21B2, 130, 131/1A, 1B, 2A, 5, 6A, 6B, 6C, 7, 11, 12, 13 & 14, 132/2A2 & 5B and 169/1, 2A1, 2A2, 2B1, 2B2, 3, 4 & 5 of Vengambakkam Village, Tambaram Taluk, Chengalpattu District, 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 10th cited as called for in this office letter 9th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.97,000/- (Rs.92,000/- + Rs.500/-)	B-0016649 dated 08.07.2020 & B-0017931 dated 23.11.2020
Development charge	Rs.1,90,000/-	B-0018432 dated 22.01.2021
Layout Preparation charge	Rs.1,44,000/-	
Regularization Charge	Rs.8,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.109/2021 dated 28.07.2021**. Three copies of layout plan and planning permit **No.14218** are sent herewith for further action.

5. You are requested to ensure that road and Park are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 3rd cited and shall obtain a letter from PWD confirming the compliance of conditions, 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 17th & 18th cited.

7. The original Gift Deed registered as Doc.No.4860/2021 dated 14.072021 @ SRO, Tambaram as in the reference 16th cited is also enclosed herewith as per the provision made in the G.O. in the reference 6th cited.

Yours faithfully,

o/c Mg
28/7/21
for Member Secretary

27/07/2021 P 2/5
27/07/2021

- 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).
3. Original Gift Deed Doc.No.4860/2021 dated 14.072021 @ SRO, Tambaram.

- Copy to: 1. The Chennai Metropolitan Co-operative Housing Society Ltd., rep. by its Chief Executive Officer for the time being Thiru.V.Nithyanandam, No.50, Ritherdon Road, Veperi, Chennai – 600 007.
2. The Deputy Planner, – Mh
Master Plan Division, 08/9/21
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. 3rd 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.