

**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. L1/6529/2017 - 1****Dated: 27.09.2017**

To  
The Commissioner  
St. Thomas Mount Panchayat Union,  
@Chitlapakkam,  
Chennai - 600064.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -  
Layout of house sites in the land comprised in S.Nos.206/1, 228/1  
& 2, 229/1, 2, 3, 4, 5A & 5B, 230/1, 2A, 2B, 2C, 3, 4, 5A & 5B  
and 231 of Vengaivasal Village, Sholinganallur Taluk,  
Kancheepuram District, St.Thomas Mount Panchayat Union limit -  
Approved - Reg.

- Ref:  1. Planning Permission Application for laying out plots  
received vide reference APU No.L1/2017/000272 dated  
09.05.2017.
2. Applicant letter dated 12.06.2017
3. This office DC Advice letter even No. dated 03.08.2017.
4. Applicant letter dated 07.08.2017.
5. Applicant letter dated 21.08.2017 received on 22.08.2017.
6. This office letter even No. dated 31.08.2017 addressed to  
the Commissioner, St. Thomas Mount Panchayat Union.
7. Letter No.K.Dis.7512/2017/A4 dated 14.09.2017 received  
from the Commissioner, St.Thomas Mount Panchayat  
Union enclosing the Gift Deed registered as Document  
 No.9886/2017 dated 11.09.2017 @ SRO, Selaiyur.
8. Applicant letter dated 19.09.2017
9. G.O.No.112, H&UD Department dated 22.06.2017.
10. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1 cited for the proposed laying out of house sites comprised in S.Nos.206/1, 228/1 & 2, 229/1, 2, 3, 4, 5A & 5B, 230/1, 2A, 2B, 2C, 3, 4, 5A & 5B and 231 of Vengaivasal 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 has remitted the following charges / fees as called for in this office letter 4<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.41,703/-	B-004434 dated 09.05.2017
Development charge	Rs. 85,000/-	B-005249 dated 07.08.2017
Layout Preparation charges	Rs. 21,000/-	
Contribution to Flag Day Fund	Rs. 500/-	0665618 to 0665622 dated 07.08.2017

4. The approved plan is numbered as **PPD/LO. No. 47/2017**. Three copies of sub-division plan and planning permit **No.11514** are sent herewith for further action.

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

6. (RERA) (X)

Yours faithfully,

o/c  
27/09/2017  
for MEMBER SECRETARY  
26/9/17  
27/09/2017

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. M/s.Sobha Limited, (GPA of m/s. Tarapore Construction PSE Ltd.)  
No.88, Anna Salai (Mount Road),  
SPIC Building Annex, 5<sup>th</sup> Floor,  
Guindy, Chennai – 600 032.

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

3. Stock file /Spare Copy

→ M  
3/x/12

(X)

The project promoter has to advertise, market, book, sell or offer for sale, or invite 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 9<sup>th</sup> & 10<sup>th</sup> cited.