



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No.L1/665/2018**

**Dated: 13 .07.2018**

To

**The Commissioner**

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

Sir,

Sub : CMDA – Area Plans Unit - Layout Division - Planning  
Permission Application – Layout of house sites in S.Nos.276/13  
of Ottiambakkam Village, Sholinganallur Taluk, Kancheepuram  
District, St.Thomas Mount Panchayat Union limit - Approved –  
Reg.

- Ref:
1. PPA received in APU No. L1/2017/000772 dated 28.12.2017.
  2. This office letter even No. dated 14.02.2018 addressed to the CE, PWD, WRD, Chennai Region.
  3. The CE, PWD, WRD, Chennai Region letter No.DB/T5(3)/I-Ottiambakkam-II/2018/M dated 22.02.2018.
  4. This office letter even No. dated 28.03.2018 addressed to the applicant.
  5. Applicant letter dated 02.04.2018.
  6. This office letter even No. dated 28.03.2018 addressed to the SRO, Selaiyur.
  7. The SRO, Selaiyur letter No.Nil dated 30.04.2018.
  8. This office DC advice letter even no. dated 05.05.2018 addressed to the applicant.
  9. Applicant letter dated 25.05.2018 enclosing receipt of payments.
  10. This office letter even no. dated 08.06.2018 addressed to the Commissioner, St. Thomas Mount Panchayat Union.
  11. Letter No.K.Dis.6351/2018/A4 dated 04.07.2018 received from the Commissioner, St. Thomas Mount Panchayat Union enclosing the Gift Deed registered as Doc.No.7033/2018 dated 03.07.2018 @ SRO, Selaiyur.
  12. Applicant letter dated 28.07.2017.
  13. G.O.No.112, H&UD Department dated 22.06.2017.
  14. 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 the proposed Layout of house sites in S.Nos.276/13 of Ottiambakkam Village, Sholinganallur Taluk, Kancheepuram District, St.Thomas Mount Panchayat Union 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.



3. 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.

4. The applicant in the reference 9<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 8<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 10,650/-	B-006321 dated 28.12.2017
Development charge	Rs. 22,000/-	B-007341 dated 25.05.2018
Layout Preparation charge	Rs. 11,000/-	
OSR Charges (for 235 sq.m.)	Rs. 33,91,000/-	
Flag Day Fund	Rs.500/-	634782 dated 25.05.2018

4. The approved plan is numbered as **PPD/LO. No.45/2018**. Three copies of layout plan and planning permit **No.11576** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 3<sup>rd</sup> 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 13<sup>th</sup> & 14<sup>th</sup> cited.

Yours faithfully,

*o/c*  
*13/07/18*

*13/7/18*

for Principal Secretary/  
Member Secretary

*13/07/2018*

*o/c*

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. Thiru.R.Veeraraghavan,  
No.2/586, 1<sup>st</sup> Cross Street,  
Singaravelan Salai,  
Neelangarai,  
Chennai – 600 115.

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

3. The Chief Engineer,  
PWD, WRD, Chennai Region,  
Chepauk, Chennai – 5

4. Stock file /Spare Copy

*A. Suresh*  
*12-7-18*