



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/6959/2020

Dated: 24.10.2020

To
The Commissioner
St.Thomas Mount Panchayat Union,
@ Chittalapakkam,
Chennai – 600 064.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division ~~out~~ of house site comprised in S.No.246/2 of Agaramthen Village, Tambaram Taluk, Chengalpattu Taluk, 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.L1/2020/000123 dated 31.07.2020.
 2. This office letter even No. dated 18.08.2020 addressed to the applicant.
 3. Applicant letter dated 28.08.2020.
 4. This office letter even No. dated 08.09.2020 addressed to the applicant.
 5. Applicant letter dated 16.09.2020 enclosing revised plan for sub-division of site into 8 plots.
 6. This office DC Advice letter even No. dated 05.10.2020 addressed to the applicant.
 7. Applicant letter dated 05.10.2020 enclosing the receipt for payments.
 8. This office letter even No. dated 12.10.2020 addressed to the Commissioner, St.Thomas Mount Panchayat Union enclosing a copy of skeleton plan.
 9. The Commissioner, St.Thomas Mount Panchayat Union letter L.Dis.No.5082/2020/A4 dated 19.10.2020 enclosing a copy of Gift Deed for handing over of Road area registered as Document No.4832/2020 dated 16.10.2020 @ SRO, Tambaram.
 10. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 11. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed sub-division of house site comprised in S.No.246/2 of Agaramthen Village, Tambaram Taluk, Chengalpattu Taluk, St.Thomas Mount Panchayat Union limit was examined and sub-division 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 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 2,200/-	B-0016786 dated 27.07.2020
Development charge	Rs. 8,000/-	B-0017497 dated 05.10.2020
Sub-division Preparation charges	Rs. 3,000/-	
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No. 98/2020 dated 24.10.2020**. Three copies of sub-division plan and planning permit **No.13860** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and release of the sub-division.

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 10th & 11th cited.

Yours faithfully,

for Chief Planner, Layout

Encl: 1. 3 copies of sub-division plan.
2. Planning permit in duplicate
(with the direction not to use the logo of CMDA
in the sub-division plan since the same is registered).

- Copy to:
1. Thiru.C.Daniel & Rajesh Kumar PR,
Old No.211, New No.594,
"Alpha Gardens", Velachery Main Road,
Selaiyur, Chennai - 600 073.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
 3. Stock file /Spare Copy