



**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. L1/7137/2019**

**Dated: 05.08.2019**

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

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house sites in the land comprised in S.No.40/1A3 part of Vengaivasal Village, Tambaram Taluk, Kancheepuram District, St.Thomas Mount Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No. L1/2019/000097 dated 29.04.2019.
  2. Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government in G.O. (Ms) No.18, MAWS Department, dated 04.02.2019.
  3. This office letter even No. dated 30.05.2019 addressed to the Applicant.
  4. Applicant letter dated 21.06.2019
  5. This office letter even No. dated 04.07.2019 addressed to the Sub-Registrar, Selaiyur.
  6. The Sub-Registrar, Selaiyur letter No.14 – 36/2019 received on 08.07.2019.
  7. This office DC Advice letter even No. dated 08.07.2019 addressed to the applicant.
  8. Applicant letter dated 11.07.2019 enclosing the receipts for payments.
  9. This office letter even No. dated 15.07.2019 addressed to the Commissioner, St.Thomas Mount Panchayat Union enclosing the skeleton plan.
  10. This office letter even No. dated 15.07.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle, South-II, TANGEDCO enclosing the skeleton plan.
  11. The Commissioner, St.Thomas Mount Panchayat Union letter No.K.Dis.5790/2019/A4 dated 02.08.2019 enclosing a copy of Gift deed for Road area and PP site registered as Doc. No.9411/2019 dated 02.08.2019 @ SRO, Selaiyur.
  12. The Superintending Engineer, Chennai Electricity Distribution Circle, South-II, TANGEDCO, letter No. SE/CEDC/S-II/AEE/C/F.Kalpatharu/D.400/19 dated 03.08.2019 enclosing the Gift Deed for handing over of PP site registered as Document Doc. No.9410/2019 dated 02.08.2019 @ SRO, Selaiyur.
  13. Applicant letter dated 05.08.2019.
  14. G.O.No.112, H&UD Department dated 22.06.2017.
  15. 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 laying out of house sites in the land comprised in S.No.40/1A3 part of Vengaivasal Village, Tambaram Taluk, Kancheepuram District, St.Thomas Mount Panchayat Union limit was examined and layout



plan has been prepared to satisfy the Tamil Nadu Combined Development & 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 in the reference 8<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 7<sup>th</sup> cited:

| Description of charges     | Amount          | Receipt No. & Date                  |
|----------------------------|-----------------|-------------------------------------|
| Scrutiny fee               | Rs. 7,300/-     | B-0011150 dated 29.04.2019          |
| Development charge         | Rs. 19,000/-    | B-0012874 dated 11.07.2019          |
| Layout Preparation charge  | Rs. 12,000/-    |                                     |
| Balance Scrutiny Fee       | Rs. 1,000/-     |                                     |
| RC for land                | Rs. 1,50,000/-  |                                     |
| OSR charge (for 385 sq.m.) | Rs. 61,20,000/- |                                     |
| Flag Day Fund              | Rs. 500/-       | 2761104 to 2761108 dated 11.07.2019 |

4. The approved plan is numbered as **PPD/LO. No.85/2019**. Three copies of layout plan and planning permit **No.12706** 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 layout.

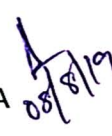
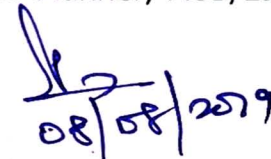
6. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 14<sup>th</sup> & 15<sup>th</sup> cited.

Yours faithfully,

o/c  8/8/19  
for Senior Planner, MSB/Layout 

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).  08/08/19  08/08/2019

Copy to: 1. M/s.Kalpataru Constructions,  
Rep. by its Partner Thiru.Sunil Kumar Lalwani,  
Special Power Attorney  
On behalf of Kavitha Peter Aiyavoo,  
No.7/493, Velachery Main Road, 1<sup>st</sup> Floor,  
Medavakkam, Chennai - 600 100.



22/8/17  
2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).

3. 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).

4. Stock file /Spare Copy