



**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. Layout-1/7934/2020**

**Dated: 18.08.2022**

To

**The Commissioner**

Greater Chennai Corporation,  
Ripon Building,  
Chennai – 600 003.

**Sir,**

Sub: CMDA - APU – Layout Division – Proposed laying out of house sites for the property abutting Ellaya Mudali Street comprised in T.S.No.3873/4, Block No.69 of Tondiarpet Village, Tondiarpet Taluk, Chennai District, Greater Chennai Corporation limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2020/000145 dated 26.08.2020.
  2. This office letter even No. dated 22.10.2020.
  3. Applicant letter dated 22.10.2020.
  4. This office letter even No. dated 03.11.2020 addressed to the applicant.
  5. Applicant letter dated 15.02.2020.
  6. This office reminder letter even No. dated 17.12.2020 addressed to the applicant.
  7. Applicant letter dated 22.12.2020.
  8. Applicant letter dated 05.02.2021.
  9. This office DC Advice letter even No. dated 25.02.2021 addressed to the applicant.
  10. Applicant letter dated 27.02.2021 enclosing the receipt for payments.
  11. Applicant letter dated 05.03.2021 enclosing the revised layout plan.
  12. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
  13. This office letter even No. dated 08.04.2021 addressed to the applicant enclosing the skeleton plan.
  14. Applicant letter dated 15.11.2021. & 23.11.2021.
  15. This office letter even No. dated 03.12.2021 addressed to the Southern Railway.
  16. Applicant letter dated 08.03.2022 enclosing the Gift Deed duly signed by the Donor.
  17. Applicant letter dated 15.03.2022 enclosing NOC issued by Principle Chief Engineer, Southern Railway in letter No.W/280/M/NOC/Tondiarpet/Metal Box India Ltd., dated 03.03.2022.
  18. This office letter even No. dated 20.05.2022 addressed to the applicant enclosing the revised skeleton plan.
  19. Applicant letter dated 30.05.2022 enclosing the Gift Deed duly signed by the Donor.
  20. This office letter even No. dated 04.07.2022 addressed to the Sub-Registrar, Royapuram enclosing original Gift Deed.
  21. Applicant letter dated 13.07.2022 enclosing a copy of Gift deed for Road space, Park Area and PP-1 & 2 sites registered as Doc. No. 2420/2022 dated 12.07.2022 @ SRO, Royapuram.
  22. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
  23. The 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 the property comprised in T.S.No.3873/4, Block No.69 of Tondiarpet Village, Tondiarpet Taluk, Chennai District, Greater Chennai Corporation limit was examined and layout plan has been prepared to satisfy the Development Regulations 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 10<sup>th</sup> cited as called for in this office letter 9<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.69,840/-	B-0017080 dated 25.08.2020
Development charge	Rs.1,45,000/-	B-0018675 dated 26.02.2021.
Layout Preparation charge	Rs.40,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No. 111/2022 dated 18.08.2022**. Three copies of layout plan and planning permit **No.15/18** 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 22<sup>nd</sup> & 23<sup>rd</sup> cited.

7. The original Gift Deed registered as Doc. No. <sup>9442</sup>9442/2022 dated 14.07.2022 @ SRO, <sup>Redhills</sup>Redhills as in the reference 21<sup>st</sup> cited is also enclosed herewith as per the provision made in the G.O. in the reference 12<sup>th</sup> cited.

Yours faithfully,

o/c

for Member Secretary

&

18/08/2022

13/08/22

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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. <sup>9442</sup>9442/2022 dated 14.07.2022 @ SRO, <sup>Redhills</sup>Redhills. <sup>Royapuram</sup>Royapuram

Copy to: 1. The Metal Box India Ltd. represented by its Power Agent M/s. Altis Ville LLP, a Limited Liability Partnership represented by its Partner & Authorized

Signatory Mr. Atul Gupta,  
No.502 & 503, Prince Towers 25 - 26,  
College Road, Nungambakkam,  
Chennai - 600 006

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

  
18/10/22.

3. The Superintending Engineer,  
Chennai Electricity Distribution Circle, North,  
Tamil Nadu Generation of Electricity and  
Distribution Corporation (TANGEDCO)  
5-A Block, Electricity Avenue,  
144, Anna salai, Chennai – 600 002. (w.o.e.)

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5. TNRERA,  
CMDA Tower-II, 1<sup>st</sup> floor,  
No.1A, Gandhi Irwin Bridge Road,  
Egmore, Chennai-600 008.

6. Stock file /Spare Copy.

4 ⊗ The principal Chief Engineer  
Head Quarter's office,  
Work Branch,  
Southern Railway  
Chennai-3