



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
Web site: www.cmdachennai.gov.in

Letter No. L1/8097/2020

Dated: 30.04.2021

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed laying out for the property comprised in S.No.276/1A & 2A of Ottiyambakkam Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union limit - Approved - Reg.

- Ref:**
1. Authority Resolution in A.R.No.61/2020 dated 14.08.2020.
 2. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000153 dated 29.08.2020.
 3. This office letter even No. dated 17.10.2020 addressed to the applicant.
 4. Applicant letter dated 02.11.2020 received on 03.11.2020.
 5. This office DC Advice letter even No. dated 16.11.2020 addressed to the applicant.
 6. Applicant letter dated 23.11.2021.
 7. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 8. Applicant letter dated 01.02.2021 enclosing the receipt for payments.
 9. This office letter even No. dated 10.02.2021 addressed to the applicant enclosing the skeleton plan.
 10. Applicant letter dated 11.03.2021 enclosing the Gift Deed duly signed by the Donor.
 11. This office letter even No. dated 01.04.2021 addressed to the Sub-Registrar, Selaiyur enclosing original Gift Deed.
 12. Applicant letter dated 19.04.2021 enclosing a copy of Gift deed for Road area and PP-1 & 2 sites registered as Doc.No.5411/2021 dated 16.04.2021 @ SRO, Selaiyur.
 13. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 14. 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 laying out of house sites in the land comprised in S.No.276/1A & 2A of Ottiyambakkam Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union limit was examined and layout 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 8th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.10,000/-	B-0017121 dated 28.08.2020
Development charge	Rs.23,000/-	B-0018463 dated 01.02.2021
Layout Preparation charges	Rs.12,000/-	
OSR charges	Rs.31,30,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.85/2021 dated 30.06.2021** . Three copies of layout plan and planning permit **No.14093** 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 13th & 14th cited.

7. The original Gift Deed registered as Doc.No.5411/2021 dated 16.04.2021 @ SRO, Selaiyur as in the reference 12th cited is also enclosed herewith as per the provision made in the G.O. in the reference 7th cited.

Yours faithfully,



o/c *30/6/21*
for Chief Planner, Layout

29/06/2021
29/06/2021

- 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.5411/2021 dated 16.04.2021 @ SRO, Selaiyur.

Copy to: 1. Tmt.Ponniyammal,
No.2, Moovarasampet Main Road,
Madipakkam,
Chennai – 600 091.

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

- 
- 
3. The Superintending Engineer,
Chengalpattu Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130, GST Road (opposite to New Bus Stand),
Chengalpattu – 603 001.
(along with a copy of approved layout plan)
 4. Stock file /Spare Copy