



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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Letter No. L1/8294/2020

Dated: 8.12.2020

To

The Executive Officer,
Perungalathur Town Panchayat,
Perungalathur, Chennai – 600 063.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in the land comprised in S.Nos.286/1A3B, 1A3C, 1B4A, 1B4B & 3, 287/3A2 of Perungalathur Village, Tambaram Taluk, Chengalpattu District, Perungalathur Town Panchayat limit- Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000157 dated 02.09.2020.
 2. This office letter even No. dated 07.09.2020 addressed to the Executive Officer, Perungalathur Town Panchayat.
 3. The Executive Officer, Perungalathur Town Panchayat letter Rc. No.391/2020/A1 dated 21.09.2020.
 4. This office DC Advice letter even No. dated 15.10.2020 addressed to the applicant.
 5. Applicant letter dated 16.10.2020 enclosing the receipt for payments.
 6. This office letter even No. dated 20.10.2020 addressed to the Executive Officer, Perungalathur Town Panchayat enclosing the Skeleton Plan.
 7. The Executive Officer, Perungalathur Town Panchayat letter R.C.No.391/2020 dated 01.12.2020 enclosing a copy of Gift deed for Road area and PP site-1 & 2 (0.5% area each) registered as Doc.No.6556/2020 dated 27.11.2020 @ SRO, Padappai.
 8. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 9. 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.Nos.286/1A3B, 1A3C, 1B4A, 1B4B & 3, 287/3A2 of Perungalathur Village, Tambaram Taluk, Chengalpattu District, Perungalathur Town Panchayat 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.

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 has remitted the following charges / fees in the reference 5th cited as called for in this office letter 4th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.10,000/-	B-0017164 dated 02.09.2020
Development charges for land	Rs.24,000/-	B-0017592 dated 16.10.2020
Layout Preparation charges	Rs.15,000/-	B 005515 dated 16.10.2020
Contribution to Flag Day Fund	Rs.500/-	

5. The approved plan is numbered as **PPD/LO. No.124/2020 dated 8.12.2020**. Three copies of layout plan and planning permit **No.13887** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan, before sanctioning and release of the layout.

7. 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 8th & 9th cited.

Yours faithfully,

o/c *8/12/20*
for Chief Planner, Layout *2/5*
8/12/2020
8/12/2020

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. Tvl.C.Sunil Bothra & 3 Others,
No.108, Pammal Main Road,
Pammal,
Chennai – 600 075.
 2. The Deputy Planner, *Mle*
Master Plan Division, *07/12/2021*
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.

