



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
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**Letter No. L1/9049/2020**

**Dated: 9 .02.2021**

To

**The Commissioner**

St.Thomas Mount Panchayat Union  
Chitlapakkam,  
Chennai – 64.

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning Permission – Layout of house sites comprised in S.No.11/2D, 2E & 2F of Perumbakkam Village, Tambaram Taluk, Chengalpattu District (formerly 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.L1/2020/000169 dated 12.09.2020.
  2. This office letter even No. dated 21.10.2020 addressed to the applicant.
  3. This office DC Advice letter even No. dated 09.11.2020 addressed to the applicant.
  4. Applicant letter dated Nil received in 20.11.2020.
  5. Applicant letter dated 01.12.2020 enclosing the receipts for payments.
  6. This office letter even No. dated 10.12.2020 addressed to the Commissioner, St.Thomas Mount Panchayat Union
  7. The Commissioner, St.Thomas Mount Panchayat Union letter Rc.No.7265/2020/A4 dated 07.01.2021 enclosing the Gift Deed registered as Doc.No.11471/2020 dated 31.12.2020 @ SRO, Selaiyur.
  8. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  9. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

12/12/21  
**DISPATCHED**

The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites in S.No.11/2D, 2E & 2F of Perumbakkam Village, Tambaram Taluk, Chengalpattu District (formerly Kancheepuram District), St.Thomas Mount Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulation 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 5<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 3<sup>rd</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.8,100/- ✓	B-0017254 dated 10.09.2020 ✓
Development charges	Rs.17,000/- ✓	B-0017983 dated 01.12.2020 ✓
OSR Charges	Rs.32,15,000/- ✓	
Layout Preparation charges	Rs.10,000 /- ✓	0005597 dated 01.12.2020 ✓
Contribution to Flag Day Fund	Rs.500/- ✓	

4. The approved plan is numbered as **PPD/LO. No.07/2021**, Three copies of layout plan and planning permit **No.14014** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the 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 8<sup>h</sup> & 9<sup>th</sup> cited.

Yours faithfully,

o/c *M* 9/2/21.  
for Chief Planner, 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).

*S*  
05/02/2021

*M*  
05/02/2021

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Copy to:

1. M/s.Step Stone Promoters Pvt. Ltd.,  
Rep. by its Managing Director  
Thiru.K.Motish Kumar,  
No.1/1, Sakthi Nagar 2<sup>nd</sup> Street,  
Choolaimedu,  
Chennai - 600 094.
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-I).  
Tamil Nadu Generation of Electricity and  
Distribution Corporation (TANGEDCO)  
K.K.Nagar, Chennai-600 078
3. Stock file /Spare Copy

