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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.

(Approved Letter)

File No. : **CMDA/PP/LAYOUT-1/0289/2024** Date : **03/04/2025**

To

The Commissioner

St. Thomas Mount Panchayat Union

@ Chitlapakkam, Chennai – 64.

Dear Sir / Madam,

Sub : CMDA- APU – Layout Division – Proposal for laying out of house sites for the property comprised in S.No.108/1 of Arasankalani Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union Limit – Approved – Reg.

Ref :

1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No. CMDA/PP/Layout-1/0289/2024 on 27.09.2024.
2. This office letter even No. dated 22.10.2024 addressed to the CE, WRD, Chennai Region.
3. This office letter even No. dated 23.10.2024 addressed to the applicant.
4. The CE, WRD, Chennai Region in letter No. DB/T5(3)/F.NOC.9194 Arasankazhani village 10918/2023 dated 30.12.2024.
5. This office GLV letter even No. dated 13.03.2025 addressed to the SRO, Selaiyur.
6. The SRO, Selaiyur in letter No.84/2025 dated 14.03.2025.
7. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
8. This office DC Advice letter even No. dated 17.03.2025 addressed to the applicant.
9. Online payment receipt dated 18.03.2025.
10. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
11. This office letter even No. dated 26.03.2025 addressed to the applicant enclosing the layout plan.
12. Original Gift deed for Road area registered as Doc.No.4715/2025 dated 29.03.2025 @ 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 laying out of house sites for the property comprised in S.No.108/1 of Arasankalani Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union Limit was examined and the layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements and approved.

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

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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.

The applicant has remitted the following charges / fees as called for in this office DC letter:

Sl. No.	Charges	Amount	Receipt No. & Date
I	Scrutiny Fees	Rs.6,345.00	CMDA/PP/Ch/15876/2024 & dt. : 27 September, 2024
II	Regularisation charge for land	Rs.1,30,000.00	CMDA/PP/RC/0084/2025 & dt. : 24 March, 2025
III	OSR Charges	Rs.7,80,000.00	CMDA/PP/RC/0084/2025 & dt. : 24 March, 2025
IV	Flag Day Charge	Rs.500.00	CMDA/PP/RC/0084/2025 & dt. : 24 March, 2025
V	Development Charge	Rs.20,000.00	CMDA/PP/RC/0084/2025 & dt. : 24 March, 2025
VI	Layout Preparation Charge	Rs.12,000.00	CMDA/PP/RC/0084/2025 & dt. : 24 March, 2025

The approved plan is numbered as **OL-PPD/LO/0061/2025 dated 03 April, 2025** . Three copies of Open Layout plan and planning permit **No.OL-01687** are sent herewith for further action.

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

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.

The original Gift Deed registered as Doc.No.4715/2025 dated 29.03.2025 @ 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 and Government letter in the reference 10th cited.

Yours faithfully,

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Signature valid

Name :V Krissna
Designation :Assistant Planner
Date :04/03/2025 11:02:03 AM

Name: V Krissna

Designation: Assistant Planner

Date: 03 April, 2025

For

Member Secretary

CMDA

Encl :

1. Three copies of approved plan
2. Planning Permit Duplicate(with the direction to not to use the logo of CMDA in the Open Layout plan since the same is registered)
3. Original Gift Deed Doc.No.4715/2025 dated 29.03.2025 @ SRO, Selaiyur.

Copy To:

1. M/s.BGR Developers rep. by Thiru.S.Ragunath,
   No.19, 1st Cross Street,
   VGP Dr.Vimala Nagar, Medavakkam,
   Chennai - 600 100.

2. The Deputy Planner,
   Master Plan Division,
   CMDA, Chennai-8.
   (along with a copy of the 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.

4. TNRERA,

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CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

5. Stock file /Spare Copy.

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E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

(Planning Permit)
sec.49 of T&C.P Act 1971

File No. : **CMDA/PP/LAYOUT-1/0289/2024**

Planning Permission No. : **OL-PPD/LO/0061/2025**

Permit No. : **OL-01687** **Date of permit** : 03-04-2025

Name of Applicant with Address :	BGR DEVELOPERS represented by its partners Mr S Ragunath and Mr M Britto Francis Mannivakkam, -, Mobile No. :9840375535 Email ID :admin@ibeadesignstudio.com
Date of Application :	27/09/2024
Nature of Development : Proposed laying out of house sites	
Site Address :	S.No.108/1 of Arasankalani Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union Limit

Development Charge Paid in Rs : Rs.20,000.00/- (Rs. Twenty Thousand Only)

Receipt No. : CMDA/PP/RC/0084/2025 Date : 24 March, 2025

Permission is granted to Nature of Development : Layout according to the authorised copy of the plan attached hereto and subject to the condition mentioned below.

Yours faithfully,

Signature valid
Name :V. Krishna
Designation :Assistant Planner
Date :04/03/2025 11:03:14 AM

for MEMBER SECRETARY

CONDITIONS

1. According to Section 79 of the T. & C.P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated.

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

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Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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