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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-1/0349/2024** Date : **24/04/2025**

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.Nos.93/2A, 3A, 4A, 5A, 94/1A, 2A & 3A of Cowl Bazaar Village, Pallavaram 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-1/0349/2024 dated 29.11.2024.
2. This office letter even No. dated 11.12.2024 addressed to the CE, WRD, Chennai Region.
3. This office letter even No. dated 20.12.2024 & 12.03.2025 addressed to the applicant.
4. The CE, WRD, Chennai Region in letter No.DB/ T5(3)/F-NOC 10836 Cowl Bazaar village 0863/2025 dated 19.02.2025.
5. Applicant letter dated 27.02.2025 & 04.03.2025.
6. This office GLV letter even No. dated 21.03.2025 addressed to the SRO, Pammal.
7. The SRO, Pammal in letter No.168/2025 dated 22.03.2025.
8. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
9. This office DC Advice letter even No. dated 27.03.2025 addressed to the applicant.
10. Online payment receipt dated 02.04.2025.
11. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
12. This office letter even No. dated 04.04.2025 addressed to the applicant enclosing the layout plan.
13. Applicant letter dated 09.04.2025 enclosing original Gift deed for Road area registered as Doc.No.3243/2025 dated 09.04.2025 @ SRO, Pammal.
14. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
15. 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.Nos.93/2A, 3A, 4A, 5A, 94/1A, 2A & 3A of Cowl Bazaar Village, Pallavaram 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 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.11,331.00	CMDA/PP/Ch/16601/2024 & dt. : 29 November, 2024
II	Regularisation charge for land	Rs.2,30,000.00	CMDA/PP/RC/0096/2025 & dt. : 03 April, 2025
III	OSR Charges	Rs.30,90,000.00	CMDA/PP/RC/0096/2025 & dt. : 03 April, 2025
IV	Flag Day Charge	Rs.500.00	CMDA/PP/RC/0096/2025 & dt. : 03 April, 2025
V	Development Charge	Rs.35,000.00	CMDA/PP/RC/0096/2025 & dt. : 03 April, 2025
VI	Layout Preparation Charge	Rs.18,000.00	CMDA/PP/RC/0096/2025 & dt. : 03 April, 2025

The approved plan is numbered as **OL-PPD/LO/0078/2025 dated 24 April, 2025** . Three copies of Open Layout plan and planning permit **No.OL-01738** 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 14th & 15th cited.

The original Gift Deed registered as Doc.No.3243/2025 dated 09.04.2025 @ SRO, Pammal as in the reference 13th cited is also enclosed herewith as per the provision made in the G.O. in the reference 8th cited and Government letter in the reference 11th cited.

Yours faithfully,

Signature Not Verified
Name :Neelakandan Neelakandan
Designation :Assistant Planner
Date :04/24/2025 5:38:32 PM

Name: Neelakandan Neelakandan

Designation: Assistant Planner

Date: 24 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.3243/2025 dated 09.04.2025 @ SRO, Pammal.

Copy To:

1. Thiru.K.P.Palani, GPA on behalf of Thiru.A.S.Subramanian & others,
   No.25B, 3rd Street,
   Lakshmi Narayana Nagar,
   Pammal, Chennai - 600 075.

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

5. Stock file /Spare Copy.



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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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We're honored to be part of your real estate journey

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