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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

Letter No. Layout -1/0263/2023 **Dated:06.02.2024**

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

Sir,

Sub: CMDA - APU – Layout Division – Laying out of house sites for the property comprised in S.No.254/1,2A, 2B & 3A of Agaramthen Village, Tambaram Taluk, Chengalpet District, St. Thomas Mount Panchayat Union limit – Approved - Reg.

Ref:
1. The Layout proposal received in CMDA through online vide reference SBC No. CMDA/PP/Layout-1/0263/2023 on 04.08.2023.
2. The CE, WRD, Chennai Region in Letter No.DB/T5(3)/F/NOC 000179 Agaramthen 002108 Viillage/2023/ Date:30.03.2023.
3. This office letter even No. dated 27.10.2023 addressed to the applicant.
4. Applicant letter dated nil received on 31.10.2023.
5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
6. This office DC Advice letter even No. dated 07.12.2023 addressed to the applicant.
7. Applicant letter dated nil received on 12.12.2023 enclosing the receipts for payments.
8. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
9. This office letter even No. dated 19.12.2023 enclosing the layout plan addressed to the applicant.
10. Applicant letter dated 11.01.2024 enclosing a copy of the Gift deed for the Road area registered as Doc. No.175/2024 dated 11.01.2024 @ SRO, Tambaram Joint I.
11. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
12. 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 sub-division of house sites in the land comprised in in S.No.254/1,2A, 2B & 3A of Agaramthen Village, Tambaram Taluk, Chengalpet District, St. Thomas Mount Panchayat Union limit was examined and sub-division plan has been prepared to satisfy the Development Regulations 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 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.39,054/-	CMDA/PP/Ch/11569/2023 dated 04.08.2023
Development Charges	Rs.2,45,000/-	C-102305 dated 08.12.2023
Layout preparation charges	Rs.1,05,000/-	
Balance scrutiny Fee	Rs.53,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.26/2024 dated 06.02.2024.** Three copies of layout plan and planning permit **No.15748** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance with the conditions stipulated in the PWD remarks in the reference 2nd cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and releasing 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 11th & 12th cited.

7. The original Gift Deed registered as Doc. No.175/2024 dated 11.01.2024 @ SRO, Tambaram Joint I as in the reference 10th cited is also enclosed herewith as per the provision made in the G.O. in the reference 5th cited and Govt. letter in the ref. 8th cited.

Yours faithfully,

for Member Secretary

Encl: 1. 3 copies of sub-division 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. Gift Deed Doc.No.175/2024 dated 11.01.2024 @ SRO, Tambaram Joint I.

Copy to: 1. M/s.S.K.Developers represented by its
Managing Director
Thiru.A.V. Subba Rao (Power Agent)
No.16, NSK Lane,
Saligramam,
Chennai – 600 093.

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

3. The Superintending Engineer,
   Chengalpattu Electricity Distribution Circle,
   TANGEDCO, No.130, GST Road,
   (opp. To new bus stand),
   Chengalpattu – 603 001.

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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Zoning & Land Use Analysis

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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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