



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-1/0272/2023

Dated:05.02.2024

To
✓ **The Commissioner,**
St.Thomas Mount Panchayat Union,
@ Chittalapakkam,
Chennai – 600064.
Sir,

Sub: CMDA - APU – Layout Division – Proposal for sub-division of house sites in the land comprised in S.No.320 of Perumbakkam Village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union limit – Approved – Reg.

Ref: 1. Planning Permission Application for layout of house sites received vide SBC No. CMDA/PP/Layout-1/0272/2023 on 17.08.2023.
2. This office letter even No. dated 27.11.2023 addressed to the applicant.
3. Applicant letter dated 30.11.2023.
4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
5. This office DC Advice letter even No. dated 26.12.2023 addressed to the applicant.
6. Applicant letter dated 28.12.2023 enclosing the receipts for payments.
7. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
8. This office letter even No. dated 29.12.2023 addressed to the applicant enclosing the Layout plan.
9. Applicant letter dated 10.01.2024 enclosing a copy of Gift deed for Road area registered as Doc. No.235/2024 dated 09.01.2024 @ SRO, Selaiyur.
10. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
11. 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 sub-division of house sites for the property comprised in S.No.320 of Perumbakkam Village, Tambaram Taluk, Chengalpattu 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 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.2003/-	CMDA/PP/Ch/11651/2023 dated 16.08.2023
Development Charges	Rs.8,000/-	B-0024643 dated 28.12.2023
Sub-division preparation charges	Rs.5,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.23/2024 dated 05.02.2024**. Three copies of sub-division plan and planning permit **No.15745** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and, before sanctioning and release of the sub-division.

6. The project promoter has to advertise, market, book, seli 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 10th & 11th cited.

7. The original Gift Deed registered as Doc. No.235/2024 dated 09.01.2024 @ SRO, Selaiyur 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 5/2/24
Hs
5/2/24

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. Original Gift Deed Doc. No.235/2024 dated 09.01.2024 @ SRO, Selaiyur.

- Copy to:
1. Thiru.D.Balaji ,
No.139/1, Rajiv Complex,
Old Mahabalipuram Road,
Semmencherry,
Chennai - 600 119.
 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-II).
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai-600 078. (w.o.e.)

4. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.
5. Stock file /Spare Copy.