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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-1/0177/2024 **Dated:26.12.2024**

To

The Commissioner
St. Thomas Mount Panchayat Union
@ Chitlapakkam, Chennai – 64.

Sir,

Sub: CMDA- APU – Layout Division – Proposal for laying out of house sites for the property comprised in S.No.96 of Kovilancheri 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-1/0177/2024 dated 14.06.2024.
2. This office letter even No. dated 15.07.2024 addressed to the applicant.
3. Applicant letter dated 18.07.2024.
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 01.08.2024 addressed to the applicant.
6. Applicant letter dated 02.08.2024 enclosing the receipt 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 06.08.2024 addressed to the applicant enclosing the layout plan.
9. Applicant letter dated 20.12.2024 enclosing original Gift deed for Road area registered as Doc.No.9135/2024 dated 19.12.2024 @ SRO, Tambaram Joint 1.
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 laying out of house sites for the property comprised in S.No.96 of Kovilancheri 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.

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.10,950/-	CMDA/PP/Ch/15218/2024 dated 02.08.2024
Development charge	Rs.40,000/-	CMDA/PP/Ch/14592/2024 dated 13.06.2024
Layout Preparation charge	Rs.22,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.298/2024 dated 26.12.2024.** Three copies of layout plan and planning permit **No.16116** 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 10th & 11th cited.

7. The original Gift Deed registered as Doc.No.9135/2024 dated 19.12.2024 @ SRO, Tambaram Joint 1 as in the reference 9th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited and Government letter in the reference 7th cited.

Yours faithfully,

for Chief Planner, Layout.

26/12/24

Encl: 1. 3 copies of layout 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.9135/2024 dated 19.12.2024 @ SRO, Tambaram Joint 1.

Copy to: 1. M/s.Annai Builders Real Estates Pvt. Ltd. rep. by
their GPA, Thiru.Gajaraj Jain,
No.150&151, Alpha Centre,
North Usman Road, T.Nagar,
Chennai – 600 017.

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.

Chennai Metropolitan Development Authority

PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 16116 Date of Permit 26.12.2024

PPD No. 298 2024
L.O Thiru. Gajraj Jain

File No layout-I/0177/2024

Name of Applicant with Address M/s. Annai Builders Real Estates Pvt. Ltd. rep. by GPA No. 150 & 151, Alpha Centre, North Usman Road, T. Nagar, Chennai-600 017.

Date of Application 14.06.2024

Nature of Development : Layout/~~Sub-division of Land/Building construction~~/
~~Change in use of Land/Building~~

Site Address Proposed layout of house sites for the property comprised in S.No. 96 of Korilancheri village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union.

Division No. .....

CMDA/PP/ch/14592/2024

Development Charge paid Rs 40,000/- Challan No..... Date 13.06.2024

PERMISSION is granted to the layout/~~sub-division of land/building construction/change in use of land/building~~ according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on ..... the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

Jayashree

For MEMBER SECRETARY

Chennai Metropolitan Development Authority

PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 16116 Date of Permit 26.12.2024

PPD No. 298
2024
L.O

File No layout-1/017/2024

Thiru. Gajraj Jain
M/s. Annai Builders Real Estates Pvt. Ltd. rep. by GPA, No 150 & 151, Alpha Centre, North Usman Road, T. Nagar, Chennai - 600 017.

Name of Applicant with Address .....

Date of Application 14.06.2024

Nature of Development : Layout/Sub-division of Land/Building construction/ Change in use of Land/Building

Site Address Proposed layout of house sites for the property comprised in S.No. 96 of Korilancheri village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union.

Division No. .....

CMDA/PP/ch/14592/2024

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Jaisoma

For MEMBER SECRETARY



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

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

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

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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