



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-1/10221/2022

Dated: 20.01.2023

To
The Commissioner,
Tambaram Corporation,
Tambaram,
Chennai.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
Proposed Sub-division of house sites for the land comprised in
T.S.No.256/2 & 257 part (Old S.No.94/1 and 94/2 part) of Tambaram
Village, Tambaram Taluk, Chenglepet District, Tambaram Corporation
Limit - Approved - Reg.

- Ref:**
1. Planning Permission Application for sub-division of house sites received in CMDA through online vide SBC No. CMDA/PP/Layout-1/10221/2022 dated 05.07.2022.
 2. This office letter even No. dated 16.08.2022 addressed to the applicant.
 3. Applicant letter dated 07.09.2022.
 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 17.11.2022 addressed to the applicant.
 6. Applicant letter dated 08.12.2022 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 19.12.2022 addressed to the applicant enclosing sub-division plan.
 9. Applicant letter dated 09.01.2023 enclosing a copy of Gift deed for Road,PP-1,PP-2 area registered as Doc. No. **143/2023 dated 07.01.2023 @ SRO, Tambaram.**
 10. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 11. 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 for the land comprised in T.S.No.256/2 & 257 part (Old S.No.94/1 and 94/2 part) of Tambaram Village, Tambaram Taluk, Chenglepet District, Tambaram Corporation Limit was examined and sub-division 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.7,612/-	CMDA/PP/Ch/7896/2022 dated 05.07.2022
Development charge	Rs.15,000/-	B-0022536 dated 06.12.2022
Sub-division Preparation charge	Rs.5,000/-	13722 dated 22.11.2022
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO.No.23/2022 dated 20 .01.2023**. Three copies of layout plan and planning permit **No.15236** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved 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 and 11th cited.

7. The original Gift Deed registered as Doc. No. **143/2023 dated 07.01.2023 @ SRO, Tambaram.** as in the reference 9th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited, G.O. letter in the 7th cited.

Yours faithfully,

Jenissma
for Senior Planner, Layout
Rev
20/01/23

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).

Copy to: 1 ✓ Thiru.S.Arularasu,
Door No.22, New Door No.1/3,
2nd Main Road,
Lakshmiapuram Extn. West Tambaram,
600 045

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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, West.
Tamil Nadu Generation 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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