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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-1/0194/2023 **Dated: 05 .04.2024**

To

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Sub-division of the house sites in the land comprised in S.No. 82/1A,1B and 2A2 (S.No.82/2A2 Plot No.5 comprised in Local Body approved Sub-division P.P. No.369/2020) of Arasankalani village, Tambaram Taluk, Chenglepattu District, St.Thomas Mount Panchayat Union 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-/ 0194 / 2023 dated 02.06.2023.
2. This office letter even No. dated 04.10.2023 addressed to the applicant.
3. Applicant letter dated 11.10.2023.
4. This office letter dated 01.12.2023.
5. Applicant letter dated 11.12.2023.
6. This office letter even No. dated 15.12.2023 addressed to the The Commissioner, St.Thomas Mount Panchayat Union.
7. Applicant letter dated 31.01.2024 enclosed The Commissioner, St.Thomas Mount Panchayat Union in letter No.0134/2024/A4 dated 30.01.2024.
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 27.02.2024 addressed to the applicant.
10. Applicant letter dated 29.02.2024 enclosing the receipt for payments.
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 04.03.2024 addressed to the applicant enclosing sub-division plan.
13. Applicant letter dated 21.03.2024 enclosing a copy of Gift deed for Road, area registered as Doc. No. **3340/2024 dated 19.03.2024 @ SRO, Selaiyur.**
14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
15. 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 S.No. 82/1A,1B and 2A2 (S.No.82/2A2 Plot No.5 comprised in Local Body approved Sub-division P.P. No.369/2020) of Arasankalani village, Tambaram Taluk, Chenglepattu District, St.Thomas Mount Panchayat Union

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 10th cited as called for in this office letter 9th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3012/-	CMDA/PP/Ch/10966/2023 dated 02.06.2023
Development charge	Rs.12,000/-	B-0024964 dated 29.02.2024
Sub-division Preparation charge	Rs.5,000/-	
Regularization Charges	Rs.65,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No. 66 /2024 dated 05 .04.2024** Three copies of layout plan and planning permit **No.15788** 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 Sub-division .

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,14th and 15th cited.

7. The original Gift Deed registered as Doc. No.**3340/2024 dated 19. 03. 2024 @ SRO, Selaiyur.** as in the reference 13th cited is also enclosed herewith as per the provision made in the G.O. in the reference 8th cited, G.O. letter in the 11th cited.

Yours faithfully,

for Chief Planner, Layout

5/4/24

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 Dift Deed.

Copy to: 1. Thiru.K.Selvam and 2 others,
Plot No.21 Roja Street,Sabari Nagar,
Medavakkam, Chennai – 600 100.



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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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