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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-1/0002/2024 **Dated:28.08.2024**

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.Nos.42/1, 43/1, 2A, 3A, 4A, 5A, 61/5, 64/4A, 4B, 5, 65, 67/2, 3, 4, 5, 6A, 68, 69/1A, 1B, 2, 3, 4, 5, 124/2, 3, 4A, 4B, 5, 170/1, 2, 3, 4, 5 & 6 and future use plot lying in approved layout PPD/LO No.109/2021 in in S.No.125/1G, 2H & 3G of Vengambakkam 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-1/0002/2024 dated 02.01.2024.
2. This office letter even No. dated 04.03.2024 addressed to the applicant.
3. Applicant letter dated 12.04.2024 & 20.04.2024.
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 11.07.2024 addressed to the applicant.
6. Applicant letter dated 18.07.2024 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 22.07.2024 addressed to the applicant enclosing the layout plan.
9. Applicant letter dated 05.08.2024 enclosing original Gift deed for Road area registered as Doc.No.5516/2024 dated 02.08.2024 @ 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.Nos.42/1, 43/1, 2A, 3A, 4A, 5A, 61/5, 64/4A, 4B, 5, 65, 67/2, 3, 4, 5, 6A, 68, 69/1A, 1B, 2, 3, 4, 5, 124/2, 3, 4A, 4B, 5, 170/1, 2, 3, 4, 5 & 6 and future use plot lying in approved layout PPD/LO No.109/2021 in in S.No.125/1G, 2H & 3G of Vengambakkam 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.65,378/-	CMDA/PP/Ch/12853/2024 dated 02.01.2024
Development charge	Rs.1,30,000/-	CMDA/PP/Ch/14950/2024 dated 17.07.2024
Layout Preparation charge	Rs.75,000/-	
Regularization charge	Rs.9,00,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.187/2024 dated 28.08.2024.** Three copies of layout plan and planning permit **No.15905** 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.5516/2024 dated 02.08.2024 @ 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 Member Secretary.

28/8/24

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.5516/2024 dated 02.08.2024 @ SRO, Tambaram Joint 1.

Copy to: 1. M/s.Sameera Foundations Pvt. Ltd. rep. by
Thiru.M.Jayakumar, co-owner cum GPA on behalf of
M/s.Sameera Properties Developers (India) Pvt. Ltd.
& 5 others,
No.6/11, Mahalingam Street,
Mahalingapuram, Nungambakkam,
Chennai – 600 034.

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. 15905 Date of Permit 28.08.2024

PPD/10 No. 187/2024

File No Layout-I/0002/2024

Name of Applicant with Address M/s. Sameera Foundations Pvt. Ltd. Rep. by Thiru. M. Jayakumar, Co-Owner cum GPA on behalf of M/s. Sameera Properties Developers (India) Pvt. Ltd. & 5 others, No. 6/14 Mahalingam Street, Mahalingapuram, Nungambakkam Ch-600 034.

Date of Application 02.01.2024.

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

Site Address Proposed Layout of house Sites for the property comprised in S.Nos. 42/1, 43/1, 2A, 3A, 4A, 5A, 61/5, 64/4A, 4B, 5, 65, 67/2, 3, 4, 5, 6A, 6B, 69/1A, 1B,

Division No. 2, 3, 4, 5, 124/2, 3, 4A, 4B, 5, 170/1, 2, 3, 4, 5 & 6 and future use plot lying in approved layout P.P.D/L.O.No.109/2021 in S.No. 125/1A, 2 & 3B of Vengambakkam Village, Tambaram Taluk, Chengalpattu Dist. St. Thomas Mount Panchayat Union Limit, CMDA/PPLO/149/30/2024

Development Charge paid Rs. 300000/- Challan No. ..... Date 30.7.2024

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.

For MEMBER SECRETARY

Back.

CONDITIONS

Note : 1. According to Section 79 of the T. & C., P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.



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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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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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We're honored to be part of your real estate journey

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