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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-1/0104/2024 **Dated:23.12.2024**

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.Nos.85/2Bpt, 86/1A1, 2, 87/1Apt, 3A1, 3B, 4A, 92/1A1pt, 1A2Apt & 2pt 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-1/0104/2024 dated 29.03.2024.
2. The CE, WRD, Chennai Region in letter No. T5(7)/12819/Inundation Point/2013, dated 25.02.2013.
3. This office letter even No. dated 26.06.2024 addressed to the applicant.
4. Applicant letter dated 25.07.2024, 07.08.2024 & 07.10.2024.
5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
6. This office DC Advice letter even No. dated 28.11.2024 addressed to the applicant.
7. Online payment receipt dated 29.11.2024.
8. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
9. This office letter even No. dated 06.12.2024 addressed to the applicant enclosing the layout plan.
10. Applicant letter dated 13.12.2024 enclosing original Gift deed for Road area registered as Doc.No.8949/2024 dated 12.12.2024 @ SRO, Tambaram Joint 1.
11. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
12. 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.85/2Bpt, 86/1A1, 2, 87/1Apt, 3A1, 3B, 4A, 92/1A1pt, 1A2Apt & 2pt 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 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.20,850/-	CMDA/PP/Ch/13709/2024 dated 29.03.2024
Development charge	Rs.60,000/-	CMDA/PP/Ch/16560/2024 dated 29.11.2024
Layout Preparation charge	Rs.25,000/-	
Regularization charge	Rs.4,10,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.288/2024 dated 23.12.2024.** Three copies of layout plan and planning permit **No.16106** 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 11th & 12th cited.

7. The original Gift Deed registered as Doc.No.8949/2024 dated 12.12.2024 @ SRO, Tambaram Joint 1 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 Government letter in the reference 8th cited.

Yours faithfully,

for Member Secretary. 23/12/24

23/12/24

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.8949/2024 dated 12.12.2024 @ SRO, Tambaram Joint 1.

Copy to: 1. M/s.Sameera Foundations Pvt. Ltd. Co-owner cum
GPA on behalf of M/s.Sameera Property Developers
(I) Pvt. Ltd. & 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 Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 2nd cited).

4. The Superintending Engineer,
Chennai Electricity Distribution Circle, (South-II).
Tamil Nadu Generation of Electricity and Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai-600 078.

5. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

6. Stock file /Spare Copy.



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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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