



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/10245/2019

Dated: 12.02.2020

To

The Commissioner

Kattankolathur Panchayat Union,
Kattankolathur – 603 201,
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house site comprised in S.No.15/1B1 of Puthur Village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/000145 dated 19.06.2019.
 2. This office letter even No. dated 24.06.2019 addressed to the Commissioner, Kattankolathur Panchayat Union.
 3. This office letter even No. dated 19.07.2019 addressed to the applicant.
 4. The Commissioner, Kattankolathur Panchayat Union in letter Rc.No.2018/2019/A4 dated 12.07.2019.
 5. Applicant letter dated 15.07.2019 received on 18.07.2019
 6. This office letter even No. dated 29.07.2019 addressed to the Commissioner, Kattankolathur Panchayat Union.
 7. The Commissioner, Kattankolathur Panchayat Union in letter Rc.No.2018/2019/A4 dated 30.07.2019.
 8. Applicant letter dated 31.07.2019.
 9. This office letter even No. dated 19.08.2019 addressed to the SRO, Tambaram.
 10. The Sub-Registrar, Tambaram letter No.472/2019 dated 20.08.2019.
 11. This office DC Advice letter even No. dated 21.08.2019 addressed to the applicant.
 12. Applicant letter dated 30.10.2019 enclosing the revised plan.
 13. This office letter even No. dated 07.11.2019 addressed to the applicant.
 14. Applicant letter dated 08.11.2019
 15. This office letter even No. dated 20.11.2019 addressed to the SRO, Tambaram.
 16. The Sub-Registrar, Tambaram letter No.733/2019 dated 21.11.2019.
 17. This office DC Advice letter even No. dated 21.11.2019 addressed to the applicant.
 18. Applicant letter dated 25.11.2019 enclosing the receipt for payments.
 19. This office letter even No.-1 dated 06.12.2019 addressed to the Commissioner, Kattankolathur Panchayat Union.
 20. This office letter even No.-2 dated 06.12.2019 addressed to the Superintending Engineer, CEDC, South-II, TANGEDCO.
 21. The Commissioner, Kattankolathur Panchayat Union letter R.C.No.2018/2019/A4 dated 29.01.2020 enclosing a copy of Gift deed for for Road area and PP site-1 registered as Doc.No.238/2020 dated 21.01.2020 @ SRO, Tambaram.
 22. The Superintending Engineer, CEDC / South-II, K.K.Nagar, 110 KV, S.S.Complex, K.K.Nagar, Chennai-78 letter No.SE/CEDC/S-II/AEE/Civil/F.Saradeuz 0.5% /D.774/20 dated 23.01.2020 enclosing a copy of Gift deed for handing over of Public Purpose-2 site registered as Doc.No.239/2020 dated 21.01.2020 @ SRO, Tambaram.



23. G.O.Ms.No.112, H&UD Department dated 22.06.2017.

24. The 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 laying out of house site comprised in S.No.15/1B1 of Puthur Village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulation 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 18^h cited as called for in this office letter 17th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 5,000/-	B-0012359 dated 19.06.2019
Development charge	Rs. 18,000/-	B-0014976 dated 25.11.2019
Layout Preparation charges	Rs. 6,000/-	
Balance scrutiny fee	Rs. 2,000/-	
OSR charges (for 23 sq.m.)	Rs.1,20,000/-	781005 dated 25.11.2019
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO.No.12/2020 dated ..12..02.2020**. Three copies of layout plan and planning permit **No.12774** 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 23rd & 24th cited.

Yours faithfully,

o/c

11/2/20

2/5

for Chief Planner, Layout

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).



11/02/2020

11/02/2020

- Copy to:
1. Tmt. Rajkumari Nahar,
w/o. Anil Nahar,
No.29, Kannadasan Road,
T.Nagar, Chennai – 600 017.
 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, (South-II).
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai - 600 078.
(along with a copy of approved layout plan).
 4. Stock file /Spare Copy.

A. Lami
13.2.20

