



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Egmore, Chennai - 600 008
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E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No.L1/12207/2020

Dated: 26 .10.2021

To
The Commissioner,
Kattankolathur Panchayat Union,
Kattankolathur – 603 202,
Chengalpattu District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in the land comprised in S.No.258/2 & 3 (old S.No.258/1A1B2 part) of Mannivakkam Village, Vandalur Taluk, (previously Chengalpattu Taluk), Chengalpattu District (previously Kancheepuram District), Kattankolathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2020/000255 dated 13.11.2020.
 2. This office letter even No. dated 23.11.2020 addressed to the Commissioner, Kattankolathur Panchayat Union.
 3. This office letter even No. dated 07.12.2020 addressed to the applicant.
 4. Applicant letter dated 13.01.2021.
 5. The Commissioner, Kattankolathur Panchayat Union letter Rc.No.1972/2020/A4 dated 12.01.2021.
 6. This office letter even No. dated 09.02.2021 addressed to the SRO, Guduvancheri.
 7. The SRO, Guduvancheri letter No.51/2021 dated 11.02.2021.
 8. This office letter even No. dated 15.02.2021 addressed to the SRO, Guduvancheri.
 9. The SRO, Guduvancheri letter No.51/2021 dated 11.02.2021 received on 19.02.2021.
 10. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 11. This office DC Advice letter even No. dated 25.02.2021 addressed to the applicant.
 12. Applicant letter dated 02.03.2021 enclosing the receipt for payments.
 13. This office letter even No. dated 05.03.2021 addressed to the Applicant enclosing the skeleton plan.
 14. Applicant letter dated 12.04.2021 enclosing the Gift Deed duly signed by the Donor.
 15. This office letter even No. dated 09.07.2021 addressed to the Sub-Registrar, Guduvancheri.
 16. Applicant letter dated 06.09.2021.
 17. Applicant letter dated 01.10.2021 enclosing the Gift deed for Road space and PP-1 & 2 sites registered as Doc.No.12970/2021 dated 28.09.2021 @ SRO, Guduvancheri.
 18. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 19. 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 in the land comprised in S.No.258/2 & 3 (old S.No.258/1A1B2 part) of Mannivakkam Village, Vandalur

Taluk, (previously Chengalpattu Taluk), Chengalpattu District (previously Kancheepuram District), Kattankolathur 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 12th cited as called for in this office letter 11th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.9,300/-	B-0017856 dated 12.11.2020
Development charge	Rs.24,000/-	
Layout Preparation charge	Rs.15,000/-	B-0018692 dated 02.03.2021
OSR charge (for 112 sq.m.)	Rs.30,15,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO.No.156/2021 dated ...26...10.2021**. Three copies of layout plan and planning permit **No.14265** 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 17th & 18th cited.

7. The original Gift Deed registered as Doc.No.12970/2021 dated 28.09.2021 @ SRO, Guduvancheri as in the reference 17th cited is also enclosed herewith as per the provision made in the G.O. in the reference 10th cited.

Yours faithfully,

d/c

for Senior Planner, Layout

25/10/2021

26/10/2021

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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. 12970/2021 dated 28-09-2021
@ SRO Guduvancheri.

Copy to: 1. Tmt.D.Umadevi,
No.42, Morrison 5th Street,
Alandur,
Chennai – 600 016.

M
12/11/21
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. The Superintending Engineer,
Chengalpattu Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130, GST Road (opposite to New Bus Stand),
Chengalpattu – 603 001.
(along with a copy of approved layout plan).

4. Stock file /Spare Copy.

