



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Egmore, Chennai - 600 008
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E-mail: mscmda@tn.gov.in
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Letter No. L1/12688/2019

Dated: 24.10.2019

To

The Commissioner,
Kattankolathur Panchayat Union
Kattankolathur – 603 202
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Proposed for Laying out of house sites comprised in S.Nos.100 part
(Plot Nos.30 & 33 lies in approved layout PPD/LO No.05/2018) and
102/1A1, 1B1 & 102/2 of Kolapakkam Village, Chengalpet Taluk,
Kancheepuram District, Kattankolathur Panchayat Union limit-
Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/000168 dated 29.07.2019.
 2. This office letter even No. dated 02.08.2019 addressed to the applicant.
 3. This office letter even No. dated 13.08.2019 addressed to the SRO, Guduvancheri.
 4. Letter from SRO, Guduvancheri in Rc.No.257/2019 dated 14.08.2019.
 5. This office DC advice letter even No. dated 19.08.2019 addressed to the applicant.
 6. Applicant letter dated 20.08.2019 enclosing the receipt of payments.
 7. This office letter even No.-1 dated 22.08.2019 addressed to the Commissioner, Kattankolathur Panchayat Union enclosing the skeleton plan.
 8. This office letter even No.-2 dated 22.08.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO, Chengalpattu enclosing the skeleton plan
 9. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO in letter No.SE/CEDC/CGL/AEE/GL/CHD/F.Land/D.No.796/19 dated 26.09.2019 enclosing the Gift Deed for handing over of PP site registered as Doc.No.12378/2019 dated 25.09.2019 @ SRO, Guduvancheri.
 10. The Commissioner, Kattankolathur Panchayat Union letter Rc.No.2777/2019/A4 dated 30.09.2019 enclosing the Gift Deed for handing over of Road area & PP site registered as Doc.No.12377/2019 dated 25.09.2019 @ SRO, Guduvancheri.
 11. This office letter even No. dated 11.10.2019 addressed to the applicant.
 12. Applicant letter dated 14.10.2019 & 23.10.2019.
 13. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 14. 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 sites comprised in S.Nos.100 part (Plot Nos.30 & 33 lies in approved layout PPD/LO No.05/2018) and 102/1A1, 1B1 & 102/2 of Kolapakkam Village, Chengalpet 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 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 7,000/- ✓	B-0013211 dated 26.07.2017
Development charge	Rs. 19,000/- ✓	B-0013641 dated 20.08.2019
Layout Preparation charges	Rs. 17,000/- ✓	
Balance Scrutiny fee	Rs. 1,000/- ✓	
OSR Charges (for 65 sq.m.)	Rs.9,40,000/- ✓	
Regularization charge for land	Rs.1,50,000/- ✓	649726 dated 20.08.2019
Contribution to Flag Day Fund	Rs. 500/- ✓	

4. The approved plan is numbered as **PPD/LO. No.116/2019**, ^{Dated 24/10/2019.} Three copies of layout plan and planning permit **No. 12738** 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 13th & 14th cited.

Yours faithfully,

o/c


^{24/10/19}
for Chief Planner, MSB/Layout

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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).



Copy to:

1. M/s.Sivasankar Real assets Pvt. Ltd.
rep. by its Authorised Signatory Thiru.A.Sivasankar
and Thiru.S.Asokan (GPA on behalf of
Thiru.K.Karunymurthy),
No.11, F-Block, Second Main Road,
Anna Nagar East, Chennai - 600 102.
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

