



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. L1/13195/2016

Dated: .01.2019

To

The Commissioner

Kattankolathur Panchayat Union

Kattankolathur – 603 202

Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Sub-division of house sites for the property comprised in of house sites in S.No.3/2A1A & 2A1B of Kilambakkam Village, Chengelpet Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit - Approved - Reg.

- Ref:
1. PPA received vide in Letter No.361/2015/A4,dated:30/03/2016 from the Commissioner kattankolathur Panchayat Union.
 2. This office letter even No. dated 12.09.2016 addresssed to the applicant.
 3. Applicant letter dated 23.09.2016.
 4. This office letter even No. dated 24.10.2016 addressed to the applicant.
 5. Applicant letter dated 09.11.2016, 23.11.2016 & 01.12.2016.
 6. This office letter even No. dated 14.06.2017 addressed to the applicant.
 7. Applicant letter dated 18.07.2017 & 21.07.2017.
 8. This office DC advice letter even No. dated 24.08.2017 addressed to the applicant.
 9. Applicant letter dated 14.09.2017 enclosing the receipt for payments.
 10. This office letter even No. dated 19.09.2017 addressed to the Commissioner, Kattankolathur Panchayat Union.
 11. The Commissioner, Kattankolathur Panchayat Union letter Rc.No.2772/2017/A4 dated 18.06.2018 (received on 09.08.2018) enclosing copy of gift deed registered as Document No.4410/2018 dated 02.05.2018 @ SRO, Guduvanchery.
 12. This office letter even no. dated 05.09.2018 addressed to the applicant requesting for execution of rectification Gift Deed.
 13. The Commissioner Kattankolathur Panchayat Union letter R.C. No.2772/2017/A4 dated 09.01.enclosing the copy of Rectification Gift Deed for Road area registered as doc. No.15367/2018 dated 20.12.2018 @ SRO, Guduvanchery.
 14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 15. Secretary (H & UD and TNRERA) letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the sub-division of house sites for the property comprised in S.No.3/2A1A & 2A1B of Kilambakkam Village, Chengelpet Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit was examined and sub-division 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.

3. 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.

4. The applicant has remitted the following charges / fees in the reference 9th cited as called for in this office letter 8th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.1,000/-	B 002379 dated 23.09.2016
Development charges for land	Rs.4,000/-	B 005574 dated 14.09.2018
Layout Preparation charges	Rs.2,000/-	
Balance Scrutiny Fee	Rs.1,000/-	
Contribution to Flag Day Fund	RS. 500/-	0666352 to 0666356 dated 14.09.2018

5. The approved plan is numbered as **PPD/LO. No. 11/2019**. Three copies of sub-division plan and planning permit **No. 12328** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan before sanctioning of the sub-division.

7. 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 14th & 15^h cited.

Yours faithfully,

for Principal Secretary /
Member Secretary

Encl: 1. 3 copies of sub-division plan.
2. Planning permit in duplicate
(with the direction to not to use the logo of CMDA
in the sub-division plan since the same is registered).

Copy to:

1. Thiru.T.Thomas Raveendran
(For himself & GPA for Thiru.Raveendran Constantine Vinod)
No.9, Anu Apartments, 12/35, Circular Road,
United India Colony, Kodambakkam,
Chennai – 600 024.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. Stock file /Spare Copy

A. L. S. S.
1-2-19

o/c
30/11/19

30/11/2019

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