



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. L1/14228/2019

Dated: 13.03.2020

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.Nos.70/1 & 2, 72, 73, 74/1A & 1B, 75/3, 76/2, 79, 80, 81, 82/1, 2, 3, 4, 5 & 6, 83/1 & 2, 84, 87/5B, 109/1 & 2, 110/1, 2 & 3, 112/1 & 2, 114, 115/6B, 6C & 7, 116/1, 2, 3, 4, 5, 6 & 7, 119/1 & 2 of Nedungundram Village, Chengelpet Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received from the Applicant vide ref APU No.L1/2019/000200 on 21.08.2019.
 2. This office letter even No. dated 18.09.2019 addressed to the applicant.
 3. This office DC Advice letter even No. dated 25.10.2019 addressed to the applicant.
 4. Applicant letter dated 30.10.2019 enclosing the receipt for payments.
 5. Applicant letter dated 07.11.2018.
 6. This office letter even No. dated 13.11.2019 addressed to the applicant.
 7. This office letter even No.-1 dated 14.11.2019 addressed to the Commissioner, Kattankolathur Panchayat Union enclosing a skeleton plan.
 8. This office letter even No.-2 dated 14.11.2019 addressed to the Superintending Engineer, CEDC, Chengalpattu, TANGEDCO.
 9. The Commissioner, Kattankolathur Panchayat Union letter Rc.No.4058/2019/A4 dated 30.12.2019 enclosing a copy of Gift deed for Road space, Park area and PP-1 site registered as Doc.No.9576/2019 dated 26.12.2019 @ SRØ, Tambaram.
 10. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO in letter No.SE/CEDC/CGL/AEE/GL/CHD/F.Land/D No.1639/19-20 dated 07.01.2020 enclosing a copy of Gift deed for handing over of PP-2 site area registered as Doc.No.36/2020 dated 03.01.2020 @ SRØ, Tambaram.
 11. This office letter even No. dated 09.01.2020 addressed to the applicant.
 12. Applicant letters dated 22.01.2010, 11.02.2020 & 17.02.2020.
 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 site comprised in S.Nos.70/1 & 2, 72, 73, 74/1A & 1B, 75/3, 76/2, 79, 80, 81, 82/1, 2, 3, 4, 5 & 6, 83/1 & 2, 84, 87/5B, 109/1 & 2, 110/1, 2 & 3, 112/1 & 2, 114, 115/6B, 6C & 7, 116/1, 2, 3, 4, 5, 6 & 7, 119/1 & 2 of Nedungundram Village, Chengelpet Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit was examined and 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.

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 4th cited as called for in this office letter 3rd cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.1,74,000/-	B 0013610 dated 19.08.2019
Development charges for land	Rs.3,55,000/-✓	B 0014610 dated 30.10.2019
Layout Preparation charges	Rs.2,00,000/-✓	
Contribution to Flag Day Fund	Rs. 500/-✓	

5. The approved plan is numbered as **PPD/LO. No.25/2020 dated 13.03.2020**. Three copies of layout plan and planning permit **No.12787** 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 layout.

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 13th & 14th cited.

Yours faithfully,

o/c

13/3/20
for Member-Secretary

2/5

Encl: 1. 3 copies of layout plan.

2. Planning permit in duplicate
(with the direction to not to use the logo of CMDA in the layout plan since the same is registered).

12/03/2020

12/03/2020

Copy to: 1. M/s.Grand Housing (P) Ltd., for himself and power agent on behalf of M/s Marine Builders Pvt. Ltd., M/s Akola Properties Pvt. Limited, M/s Grandeur Real Tech Developers Pvt. Ltd.,(formerly M/s. Luzon Developers Private limited) & M/s.Nath Estates and Investments, represented by its Director Thiru J.Vijay Surana, No.2, Aravamuthu Garden Street, Egmore, Chennai - 600 008.

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.

