



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. L1/14948/2019

Dated 02.02.2020

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.Nos.165/1, 166/1A, 3 & 4 and 176/1A of Nedungundram Village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit - Approved - Reg.

- Ref:
1. PPA for laying out of house sites received from the Applicant vide ref APU No.L1/2019/000212 dated 06.09.2019.
 2. This office letter even No. dated 03.10.2019 addressed to the applicant.
 3. Applicant letter dated 10.10.2019.
 4. This office GLV called for letter even No. dated 20.12.2019 addressed to the SRO, Tambaram.
 5. The SRO, Tambaram letter No.839/2019 dated 26.12.2019 indicating the GLV of the site under reference.
 6. This office DC Advice letter even No. dated 31.12.2019 addressed to the applicant.
 7. Applicant letter dated 06.01.2020 enclosing the receipt for payments.
 8. This office letter even No.-1 dated 09.01.2020 addressed to the Commissioner, Kattankolathur Panchayat Union enclosing a skeleton plan.
 9. This office letter even No.-2 dated 09.01.2020 addressed to the Superintending Engineer, CEDC, Chengalpattu, TANGEDCO.
 10. The Commissioner, Kattankolathur Panchayat Union letter Rc.No.0137/2020/A4 dated 07.02.2020 enclosing a copy of Gift deed for Road area and PP-1 site registered as Doc.No.855/2020 dated 07.02.2020 @ SRO, Tambaram.
 11. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO in letter No.SE/CEDC/CGL/AEE/GL/CHD/F.Land/D No.1951/19-20 dated 12.02.2020 enclosing a copy of Gift deed for handing over of PP-2 site area registered as Doc.No.854/2020 dated 07.02.2020 @ SRO, Tambaram.
 12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 13. 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.165/1, 166/1A, 3 & 4 and 176/1A of Nedungundram Village, Chengalpattu 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 7th cited as called for in this office letter 6th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 15,000/-	B 0013866 dated 05.09.2019
Development charges for land	Rs. 35,000/-	B 0015433 dated 06.01.2020
Layout Preparation charges	Rs. 20,000/-	
OSR charge (for 713 sq.m.)	Rs. 51,50,000/-	
Contribution to Flag Day Fund	Rs. 500/-	

5. The approved plan is numbered as **PPD/LO. No.17/2020 dated 25.02.2020**. Three copies of layout plan and planning permit **No.12779** 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 12th & 13th cited.

Yours faithfully,

o/c

for Member-Secretary

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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).

24/02/2020

24/02/2020

- Copy to:
1. M/s.Manas Estates,
Represented by Thiru.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.

