



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/1541/2019

Dated: 7.01.2020

To

The Commissioner

Kattankolathur Panchayat Union
Kattankolathur – 603 201,
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.Nos. 97/1 & 2, 98/1, 104/2 & 3, 105/1 & 2, 106/2, 107/1, 2, 3 & 4, 108, 109/1, 2 & 4, 110/1, 2A & 2B and 112/1 of Mannivakkam Village, Chengelpet Taluk, Kanchipuram District, Kattankolathur Panchayat Union limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in APU No. L1/2019/000017 dated 29.01.2019.
 2. This office letter even No.-1 dated 07.05.2019 addressed to the applicant.
 3. This office letter even No.-2 dated 07.05.2019 addressed to the Chief Engineer, PWD, WRD, Chennai Region.
 4. Applicant letter dated 21.05.2019.
 5. This office letter even No. dated 27.05.2019 addressed to the applicant.
 6. Applicant letter dated 17.06.2019.
 7. This office 2nd reminder letter even No. dated 25.06.2019 addressed to the applicant.
 8. Applicant letter dated 04.07.2019.
 9. The Chief Engineer, PWD,WRD,Chennai Region letter No.DB/T5(3)/F-Mannivakkam – 006599/2018 dated 30.07.2019.
 10. Applicant letter dated 21.08.2019 & 27.09.2019.
 11. This office letter even No. dated 30.09.2019 addressed to the applicant.
 12. The Chief Engineer, PWD,WRD,Chennai Region letter No.DB/T5(3)/F-Mannivakkam – 006599 & Amendment - 008457/2019 dated 30.09.2019.
 13. This office DC Advice letter even No. dated 15.10.2019 addressed to the applicant.
 14. Applicant letter dated 18.10.2019 enclosing the receipt for payments.
 15. This office letter even No.-1 dated 25.10.2019 addressed to the Commissioner Kattankolathur Panchayat Union.
 16. This office letter even No.-2 dated 25.10.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO enclosing the Skeleton plan.
 17. The Commissioner, Kattankolathur Panchayat Union letter R.C.No.3728/2019/A4 dated 13.12.2019 enclosing the Gift Deed for handing over of Road space, Park area & PP site-1 registered as Doc. No.15635/2019 dated 10.12.2019 @ SRO, Guduvanchery.
 18. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO in letter No.SE/CEDC/CGL/AEE/GL/CHD/F.Land/D No.1452/19 dated 12.12.2019 enclosing the Gift Deed for handing over of PP site-2 registered as Doc.No.15649/2019 dated 10.12.2019 @ SRO, Guduvanchery.
 19. Applicant letter dated 16.12.2019.
 20. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 21. The 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 in S.Nos. 97/1 & 2, 98/1, 104/2 & 3, 105/1 & 2, 106/2, 107/1, 2, 3 & 4, 108, 109/1, 2 & 4, 110/1, 2A & 2B and 112/1 of Mannivakkam Village, Chengelpet Taluk, Kanchipuram District, Kattankolathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development & 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 14th cited as called for in this office letter 13rd cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.83,300/-	B 008885 dated 28.01.2019
Development charges for land	Rs.1,65,000/-	B 0014458 dated 18.10.2019
Layout Preparation charges	Rs.70,000/-	
Contribution to Flag Day Fund	Rs. 500/-	649841 dated 18.10.2019

5. The approved plan is numbered as **PPD/LO. No. 01/2020** dated **01.01.2020**. Three copies of layout plan and planning permit **No.12763** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan and compliance of all the conditions stipulated by PWD in their letter No.DB/T5(3)/F-Mannivakkam – 006599 & Amendment - 008457/2019 dated 30.09.2019 and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release 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 20th & 21st cited.

Yours faithfully,

o/c

12/1/20

2/5

for Member-Secretary

07/01/2020

07/01/2020

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).

Copy to: 1. M/s.Tarendra infrastructure Chennai Private Limited,
Co-land Owner and GPA,
TVH Novella, Second Floor,
No.16/17, 3rd Cross Street,
Raja Annamalaipuram,
Chennai – 600 028.

10/11/20

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. The Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan for
monitoring the compliance of the conditions
stipulated in the NOC in ref. 12th cited).
4. 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).
5. Stock file /Spare Copy.