

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008

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Letter No. L1/15605/2019

Dated: 18.03.2020

To

The Commissioner

Kattankolathur Panchayat Union

Kattankolathur – 603 201,

Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed sub-division of house site comprised in S.Nos.330/1A, 1B & 10 and 333/1B of Nedungundram village, Vandalur Taluk (formerly Chengalpattu Taluk), Chengalpattu District (formerly Kancheepuram District), Kattankolathur Panchayat Union limit - Approved - Reg.

- Ref:
1. The PPA for layout of house sites received in CMDA vide APU No.L1/2019/000220 dated 18.09.2019.
 2. Applicant letter dated Nil received on 23.10.2019.
 3. This office letter even No. dated 06.11.2019 addressed to the applicant.
 4. Applicant letter dated 21.11.2019.
 5. This office DC Advice letter even No. dated 22.11.2019 addressed to the applicant.
 6. Applicant letter dated 26.11.2019 enclosing the receipts for payments.
 7. This office letter even No. dated 06.12.2019 addressed to the Commissioner, Kattankolathur Panchayat Union enclosing the Skeleton Plan (not dispatched).
 8. This office letter even No. dated 06.12.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO, Chengalpattu by enclosing a skeleton plan (not dispatched).
 9. Applicant letter dated 11.12.2019 enclosing revised layout plan.
 10. This office letter even No. dated 23.12.2019 addressed to the Commissioner, Kattankolathur Panchayat Union enclosing the Skeleton Plan.
 11. This office letter even No. dated 23.12.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO, Chengalpattu by enclosing a skeleton plan.
 12. Applicant letter dated 03.03.2020 enclosing revised sub-division plan.
 13. Applicant letter dated 05.03.2020.
 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 proposed sub-division of house sites comprised in S.Nos.330/1A, 1B & 10 and 333/1B of Nedungundram village, Vandalur Taluk (formerly Chengalpattu Taluk), Chengalpattu District (formerly Kancheepuram District), Kattankolathur Panchayat Union limit was examined and sub-division 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 6th cited as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 4,000/-	B 0014044 dated 18.09.2019
Development charges for land	Rs.12,000/-	B 0014991 dated 26.11.2019
Layout Preparation charges	Rs. 7,000/-	
Regularization charge	Rs.85,000/-	
Contribution to Flag Day Fund	Rs. 500/-	781018 dated 26.11.2019

5. The approved plan is numbered as **PPD/LO. No.30/2020 dated 18.03.2020**. Three copies of sub-division plan and planning permit **No.12792** are sent herewith for further action.

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 14th & 15th cited.

Yours faithfully,

o/c

18/3/20
for Chief Planner, Layout

2/5

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).

18/03/2020

18/03/2020

- Copy to:
1. Thiru.S.Balamurugan,
No.10/25, Mahavishnu Flats G2,
2nd Bharathiyar Street (South),
Pazhavanthangal,
Chennai - 600 114.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
 3. Stock file /Spare Copy.

20/3/2020

