

Letter No. L1/16171/2019

Dated: 23.04.2021

To

The Commissioner,
 Kattankolathur Panchayat Union,
 Kattankolathur – 603 202,
 Chengalpattu District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division of the property abutting Venkatesapuram 1st Street, Vandalur, Chennai – 48 into 5 plots for residential purpose comprised in S.No.193A/1A4 of Vandalur village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Applicant letter dated 23.09.2019.
 2. Southern Railway letter No.M/W.280/NOC/41/2019 dated 04.12.2019.
 3. This office letter even No. dated 01.10.2019 addressed to the applicant.
 4. Applicant letter dated 23.11.2020.
 5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 6. This office letter even No. dated 28.12.2020 addressed to the applicant.
 7. Applicant letter dated 08.01.2021, 29.01.2021 & 23.02.2021.
 8. This office DC Advice letter even No. dated 23.03.2021 addressed to the applicant.
 9. Applicant letter dated 30.03.2021 enclosing the receipt for payments.
 10. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 11. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for sub-division of house sites in S.No.193A/1A4 of Vandalur village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit was examined and the 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.

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.



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

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3,500/- ✓	C-101010 dated 29.01.2021 ✓
Development charge	Rs.9,000/- ✓	C-101050 dated 29.03.2021 ✓
Layout Preparation charges	Rs.3,000/- ✓	
Contribution to Flag Day Fund	Rs.500/- ✓	B-0018923 dated 29.03.2021 ✓

4. The approved plan is numbered as **PPD/LO. No.74/2021 dated 23.04.2021** . Three copies of sub-division plan and planning permit **No.14081** 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 10th & 11th cited.

Yours faithfully,

o/c

[Handwritten Signature]
23/4/21

for Chief Planner, Layout

[Handwritten Signature]
22/04/2021

[Handwritten Signature]
22/04/2021

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

Copy to: 1. M/s.Kasturi Estates Private Limited,
Kasturi Buildings,
No.859 & 860, Anna Salai,
Chennai - 600 002.

2. The Deputy Planner, *[Handwritten Signature]*
Master Plan Division, *[Handwritten Signature]*
CMDA, Chennai-8. *[Handwritten Signature]*
(along with a copy of approved layout plan).
03/03/2021

3. Stock file /Spare Copy

