



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. L1/17919/2019

Dated: 01.10.2020

To

The Commissioner

Kattankolathur Panchayat Union
Kattankolathur - 603 202
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - *Vandipur*
Proposed Laying out of house site comprised in S.Nos.38/2B, 102/1A2 &
1B2, 103/1 & 2 and 104/2A1 of Kolapakkam Village, *Chengalpattu Taluk,*
Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union Limit - Approved
- Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/000246 dated 25.10.2019.
 2. This office letter even No. dated 07.11.2019 addressed to the applicant.
 3. Applicant letter dated 12.11.2019.
 4. This office letter even No. dated 09.12.2019 addressed to the applicant.
 5. Applicant letter dated 10.12.2019 & 19.12.2019.
 6. This office letter even No. dated 31.12.2019 addressed to the applicant.
 7. Applicant letter dated 03.01.2020.
 8. This office GLV called for letter even No. dated 03.02.2020 addressed to the SRO, Guduvanchery.
 9. The SRO, Guduvanchery letter No.33/2020 dated 10.02.2020 received on 16.03.2020 indicating the GLV of the site under reference.
 10. This office DC Advice letter even No. dated 16.03.2020 addressed to the applicant.
 11. Applicant letter dated 17.03.2020 enclosing the receipts for payments.
 12. Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government in G.O. (Ms) No.18, MAWS Department, dated 04.02.2019, amendment made to the TNCDBR published in TNGZT dated 30.01.2020.
 13. This office letter even No. dated 18.03.2020 addressed to the Commissioner, Kattankolathur Panchayat Union enclosing the skeleton plan.
 14. The Commissioner, Kattankolathur Panchayat Union letter Rc.No.686/2020/A4 dated 12.08.2020 enclosing a copy of Gift deed for Road area registered as Doc.No.5015/2020 dated 27.07.2020 @ SRO, Guduvanjeri.
 15. Applicant letter dated 16.08.2020 & 19.08.2020.
 16. This office letter even No. dated 27.08.2020 addressed to the applicant.
 17. Applicant letter dated 16.09.2020.
 18. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 19. Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.



Vandolur Taluk

The proposal received in the reference 1st cited for the Proposed Laying out of house site comprised in S.Nos.38/2B, 102/1A2 & 1B2, 103/1 & 2 and 104/2A1 of Kolapakkam 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.

Chennai -
-Pattar
District

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 11th cited as called for in this office letter 10th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.14,500/-	B-0014386 dated 14.10.2019
Development charge	Rs.35,000/-	B-0016262 dated 17.03.2020
Layout Preparation charges	Rs.28,000/-	
OSR Charges (for 344 sq.m)	Rs.49,70,000/-	
Contribution to Flag Day Fund	Rs. 500/-	0005183 dated 17.03.2020

4. The approved plan is numbered as **PPD/LO. No.80/2020 dated 01.10.2020**. Three copies of layout plan and planning permit **No.13842** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and release of the layout before sanctioning the layout.

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 18th & 19th cited.

Yours faithfully,

[Signature] 2/5
for Member-Secretary

Encd: 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. Tmt. A.Thiripurasundari,
No.11-F Block, II Main Road,
Anna Nagar,
Chennai - 600 102.



- 6/19/2020*
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

