



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
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Letter No. L1/19377/2018 - 1

Dated: 16.04.2019

To

**The Commissioner**

Kattankolathur Panchayat Union  
Kattankolathur - 603 202  
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -  
Layout of house sites for the property comprised in S.Nos.246/1A1,  
1A2, 1A3 & 4 and 260/5, 9, 33, 34 & 35 of Mannivakkam Village,  
Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat  
Union limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No. L1/2018/000262 dated 24.10.2018.
  2. This office letter No. R1/18761/2015 dated 04.06.2016 & 01.08.2016 addressed to the CE, PWD, WRD, Chennai Region, Chepauk, Chennai - 05.
  3. The CE, PWD, WRD, Chennai Region letter No. DB/T5(3)/Ko-Mannivakkam/2015 dated 20.06.2017.
  4. Authority Resolution in A.R.No.75/2018 dated 05.07.2018.
  5. This office letter even No.-2 dated 10.12.2018 addressed to the applicant.
  6. This office letter even No.-1 dated 10.12.2018 addressed to the CE, PWD, WRD, Chennai Region, Chepauk, Chennai-5.
  7. Applicant letter dated 18.12.2018 & 26.12.2018.
  8. This office letter even No.-1 dated 02.01.2019 addressed to the applicant.
  9. This office reminder letter even No.-2 dated 02.01.2019 addressed to the CE, PWD, WRD, Chennai Region, Chepauk, Chennai-5.
  10. Applicant letter dated 22.01.2019 & 07.02.2019.
  11. This office DC Advice letter even No. dated 05.03.2019 addressed to the applicant.
  12. Applicant letter dated 06.03.2019 enclosing the receipts for payments.
  13. This office letter even no. dated 11.03.2019 addressed to the Commissioner, Kattankolathur Panchayat Union enclosing the skeleton plan.
  14. The Commissioner Kattankolathur Panchayat Union letter RC. No.0832/2019/A4 dated 21.03.2019 enclosing the Gift Deed registered as Doc. No.3567/2019 dated 21.03.2019 @ SRO, Guduvancheri.
  15. This office letter even No. dated 26.03.2019 addressed to the applicant.
  16. The CE, PWD, WRD, Chennai Region letter No. DB/T5(3)/I-Inundation-CC/-Mannivakkam/2019/M dated 29.03.2019.
  17. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  18. Secretary (H & UD and TNRERA) letter No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for the layout of house sites for the property comprised in S.Nos.246/1A1, 1A2, 1A3 & 4 and 260/5, 9, 33, 34 & 35 of Mannivakkam Village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit was

examined and layout plan has been prepared to satisfy the Development Regulation 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 12<sup>th</sup> cited as called for in this office letter 11<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee 50,100 + 3000	Rs.53,100/-	B 008305 dated 22.10.2018 & B-009474 dated 06.03.2019
Development charges for land	Rs.1,10,000/-	B-009474 dated 06.03.2019
Layout Preparation charges	Rs.60,000/-	
Contribution to Flag Day Fund	RS. 500/-	649447 dated 06.03.2019

5. The approved plan is numbered as **PPD/LO. No. 49/2019**. Three copies of layout plan and planning permit **No. 12367** 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 17<sup>th</sup> & 18<sup>h</sup> cited.

Yours faithfully,

o/c  
16/11/19  
for Principal Secretary /  
Member Secretary  
2/6

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. Thiru.E.Riyaz Ahamed & Another,  
No.2/8, M.M.T.C. Nagar,  
Sarvamangala Nagar,  
Nanganallur,  
Chennai – 600 061.

File No: L1/19377/18.1 or 16/4/19

~~3/5/19~~

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)
4. Stock file /Spare Copy

