



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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**Letter No. L1/19653/2018**

**Dated: 21.08.2019**

To  
The Executive Officer,  
Mangadu Town Panchayat,  
Mangadu,  
Chennai – 600 122.

**Sir,**

Sub:	CMDA - Area Plans Unit - Layout Division - Planning Permission – Layout of house sites in the land comprised in S.Nos.181/1, 183/1A and 184/2 of Mangadu village, Pallavaram Taluk, Kancheepuram District, Mangadu Town Panchayat limit – Approved - Reg.
Ref:	<ol style="list-style-type: none"><li>1. Planning Permission Application for laying out of house sites received in APU No.L1/2018/000270 dated 29.10.2018.</li><li>2. Applicant letter dated 10.12.2018 enclosing the Executive officer, Mangadu Town Panchayat letter Rc.No.566/2018/A1 dated 07.12.2018.</li><li>3. This office letter even No. dated 26.12.2018 addressed to the applicant.</li><li>4. Applicant letter dated 06.02.2019 received on 11.02.2019</li><li>5. This office letter even No. dated 15.02.2019 addressed to the C.E., PWD, WRD, Chennai Region.</li><li>6. This office DC Advice letter even No. dated 19.03.2019 addressed to the applicant.</li><li>7. Applicant letter dated 22.03.2019 enclosing the receipt for payments.</li><li>8. This office letter even No. dated 26.03.2019 addressed to the Executive Officer, Mangadu Town Panchayat enclosing the skeleton plan.</li><li>9. Applicant letter dated 28.03.2019 enclosing revised layout plan without reserving OSR space.</li><li>10. This office letter even No. dated 22.04.2019 addressed to the SRO, Kundrathur.</li><li>11. The Sub-Registrar, Kundrathur letter No.04/2019 dated 25.04.2019.</li><li>12. This office supplement DC Advice letter even No. dated 06.05.2019 addressed to the applicant.</li><li>13. Applicant letter dated 14.05.2019 enclosing the receipt of payment of OSR charges.</li><li>14. This office letter even No. dated 21.05.2019 addressed to the Executive Officer, Mangadu Town Panchayat.</li><li>15. The Executive Officer, Mangadu Town Panchayat letter Rc.No.253/2019/A1 dated 02.07.2019 enclosing the Gift Deed registered as Doc.No.10385/2019 dated 01.07.2019 @ SRO, Kundrathur.</li><li>16. This office reminder letter even No. dated 16.07.2019 addressed to the C.E., PWD, WRD, Chennai Region.</li><li>17. C.E., PWD, WRD letter No.DB/T5(3)/F-I-Mangadu/2019 dated 24.07.2019.</li><li>18. G.O.No.112, H&amp;UD Department dated 22.06.2017.</li><li>19. Secretary (H &amp; UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.</li></ol>

The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites in the land comprised in S.Nos.181/1, 183/1A and 184/2 of Mangadu village, Pallavaram



Taluk, Kancheepuram District, Mangadu Town Panchayat 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.

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 7<sup>th</sup> & 13<sup>th</sup> cited as called for in this office letter 6<sup>th</sup> & 12<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee (10,000/- + 1,100/-)	Rs. 11,100/-	B-008334 dated 25.10.2018 & B-008996 dated 11.02.2019
Development charge	Rs. 25,000/-	B-0010041 dated 22.03.2019
Layout Preparation charges	Rs. 15,000/-	
OSR charges (for 545 sq.m)	Rs.47,25,000/-	B-0011563 dated 14.05.2019
Contribution to Flag Day Fund	Rs. 500/-	649484 dated 22.03.2019

4. The approved plan is numbered as **PPD/LO.No.89/2019**. Three copies of layout plan and planning permit **No.12711** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan ensure compliance of all the conditions stipulated by PWD in the reference 17<sup>th</sup> cited before sanctioning the layout. *and release of the layout and also to*

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 18<sup>th</sup> & 19<sup>th</sup> cited.

Yours faithfully,

*o/c 2/5*  
*21/8/19*  
for SP,MSB/Layout

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. Tvl.T.Dhanasekaran & M.Vimalanathan,  
No.4B, Shanmuganatha Sami Koil Street,  
Mangadu,  
Chennai – 600 122.

2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).

3. The Chief Engineer,  
PWD, WRD, Chennai Region,  
Chepauk, Chennai - 5

4. Stock file /Spare Copy  
(along with a copy of approved layout plan)

28/8/19