

	<p align="center"><b>CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY</b>          Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,          Egmore, Chennai - 600 008          Phone : 28414855 Fax: 91-044-28548416          E-mail: <a href="mailto:mcmda@tn.gov.in">mcmda@tn.gov.in</a>          Web site: <a href="http://www.cmdachennai.gov.in">www.cmdachennai.gov.in</a></p>
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**Letter No. L1/20105/2018**

**Dated: 5.07.2021**

To

**The Commissioner**

Kattankolathur Panchayat Union  
 Kattankolathur – 603 202  
 Chengalpattu District.

**Sir,.**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed layout of house sites in S.Nos.508/1B, 4B & 5B,509/2B & 3 and 522/2B & 3 of Nedunkundram Village, Vandalur Taluk (formerly Chengalpattu Taluk), Chengalpattu District (formerly Kancheepuram District), Kattankolathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received from the Applicant vide ref APU No. L1/2018/000280 dated 09.11.2018.
  2. This office DC Advice letter even No. dated 07.12.2018 addressed to the applicant.
  3. Applicant letter dated 11.12.2018 enclosing the receipts for payments.
  4. This office letter even No. dated 13.12.2018 addressed to the Commissioner, Kattankolathur Panchayat Union enclosing a copy of skeleton plan.
  5. Applicant letter dated 05.08.2019 enclosing a copy of revised layout plan.
  6. Applicant letter dated 07.08.2019.
  7. This office letter even No. dated 18.03.2020 addressed to the Commissioner, Kattankolathur Panchayat Union enclosing the skeleton plan.
  8. The Commissioner, Kattankolathur Panchayat Union letter R.C.No.0680/2020/A4 dated 17.06.2021 enclosing a copy of Gift deed for Road space & Park area registered as Doc. No.4066/2021 dated 17.06.2021 @ SRO, Tambaram.
  9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  10. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

5/7/21



The proposal received in the reference 1<sup>st</sup> cited for the proposed layout of house sites in S.Nos.508/1B, 4B & 5B,509/2B & 3 and 522/2B & 3 of Nedunkundram Village, Vandalur Taluk (formerly Chengalpattu Taluk), Chengalpattu District (formerly Kancheepuram District), Kattankolathur Panchayat Union limit was examined and layout has been prepared to satisfy the Development Regulation, 2008 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 3<sup>rd</sup> cited as called for in this office letter 2<sup>nd</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.6,765/-	B-008414 dated 09.11.2018
Development charge	Rs.14,000/-	B-008650 dated 11.12.2018
Layout Preparation charge	Rs.6,000/-	
Regularization Charge	Rs.1,36,000/-	
Contribution to Flag Day Fund	Rs.500/-	2568714 to 2568718 dated 11.12.2018
Scrutiny fee for revised layout plan	Rs.6765/-	B-0013423 dated 06.08.2019.

4. The approved plan is numbered as **PPD/LO. No.89/2021 dated 5.07.2021**. Three copies of layout plan and planning permit **No.14097** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan, before sanctioning and release of 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 9<sup>th</sup> & 10<sup>th</sup> cited.

Yours faithfully,

*o/c*  
*kg*  
*5/7/21*  
for Chief Planner, Layout *2/5*

*kg*  
*5/7/21*  
for Chief Planner, Layout

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

- Copy to:
1. M/s. SSM Builders & Promoters, a partnership firm represented by its Managing Partner Thiru.K.Santhanam, SSM Ngar (Adjacent to SSM School), Puthur Road, Alapakkam, New Perungalathur, Chennai – 600 063.
  2. The Deputy Planner, — *Me*  
Master Plan Division, *13/7/21*  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).
  - 3 Stock file /Spare Copy