



**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](mailto:mcmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. L1/20291/2019

Dated: 22.03.2021

To

**The Commissioner**

Kattankolathur Panchayat Union  
Kattankolathur – 603 202  
Chengalpattu District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house site comprised in S.Nos.158, 165/2 & 3 and 166/1B & 1C of Nedungundram Village, 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.L1/2019/000283 dated 09.12.2019.
  2. Applicant letter dated 10.12.2019 received on 11.12.2019 & 27.12.2019.
  3. This office letter even No. dated 13.01.2020 addressed to the applicant.
  4. Applicant letter dated 22.01.2020, 24.01.2020, 27.01.2020, 31.01.2020 & 05.02.2020.
  5. This office GLV called for letter even No. dated 26.02.2020 addressed to the SRO, Tambaram.
  6. The SRO, Tambaram letter No.163/2020 dated 28.02.2020 indicating the GLV of the site under reference.
  7. This office letter even No. dated 03.03.2020 addressed to the applicant.
  8. Applicant letter dated 12.03.2020.
  9. This office DC Advice letter even No. dated 17.03.2020 addressed to the applicant.
  10. Applicant letter dated 19.03.2020 enclosing the receipt for payments.
  11. This office letter even No. dated 13.5.2020 addressed to the Commissioner, Kattankolathur Panchayat Union enclosing the skeleton plan.
  12. Applicant letter dated 25.9.2020 enclosing the revised layout plan.
  13. This office GLV called for letter even No. dated 11.11.2020 addressed to the SRO, Tambaram.
  14. The SRO, Tambaram letter No.588/2020 dated 04.12.2020 indicating the GLV of the site under reference.
  15. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
  16. This office supplementary DC Advice letter even No. dated 16.12.2020 addressed to the applicant.
  17. Applicant letter dated 30.12.2020 enclosing the receipt for payments.
  18. This office letter even No. dated 12.01.2021 addressed to the

DESPATCHED  
DATE 23/3/21

14. Applicant letter dated 07.12.2020 enclosing the

- Applicant enclosing the revised skeleton plan.
19. Applicant letter dated 15.02.2021 enclosing the Gift Deed duly signed by the Donor.
  20. This office letter even No. dated 03.03.2021 addressed to the Sub-Registrar, Tambaram.
  21. Applicant letter dated 10.03.2021 enclosing the Gift deed for Road space and PP-1 & 2 sites registered as Doc.No.2048/2021 dated 08.03.2021 @ SRO, Tambaram.
  22. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  23. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

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.158, 165/2 & 3, and 166/1B & 1C of Nedungundram Village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit was examined and the layout 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 10<sup>th</sup> & 17<sup>th</sup> cited as called for in this office letter 9<sup>th</sup> & 16<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.12,500/-	B-0015032 dated 28.11.2019
Development charge	Rs.25,000/-	B-0016285 dated 19.03.2020
Layout Preparation charge	Rs.18,000/-	
OSR charge (for 164 sq.m.)	Rs.17,70,000/-	0005186 dated 19.03.2020
Contribution to Flag Day Fund	Rs.500/-	
Balance OSR charge (for 41 sq.m.)	Rs.4,45,000/-	B-0018246 dated 30.12.2020

4. The approved plan is numbered as **PPD/LO. No.46/2021 dated 22.03.2021**. Three copies of layout plan and planning permit **No.14053** 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 22<sup>nd</sup> & 23<sup>rd</sup> cited.

7. The original Gift Deed registered as Doc.No.2048/2021 dated 08.03.2021 @ SRO, Tambaram as in the reference 21<sup>st</sup> cited is also enclosed herewith as per the provision made in the G.O. in the reference 15<sup>th</sup> cited.

Yours faithfully,

o/c

Hy  
22/3/21

for Chief Planner, Layout

&  
22/03/2021 JP  
22/03/2021

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).

3. Original Gift Deed Doc. No. 2048/2021 dated 08.03.2021

dated 08.03.2021

@ SRO, Tambaram.

Copy to: 1. M/s Grand Acreage Pvt. Ltd, represented by its Director/Authorized Signatory, Thiru.J.Vijay Surana co-owner cum GPA on behalf of M/s.Manas Estates, No.2, Aravamuthu Garden Street, Egmore, Chennai – 600 008.

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

3. The Superintending Engineer, Chennai Electricity Distribution Circle South-I, Tamil Nadu Generation of Electricity and Distribution Corporation (TANGEDCO) No.130 G.S.T. Road, (Oppsite to New Bus Stand), Chengalpattu - 603 001. (along with a copy of approved layout plan).

4. Stock file /Spare Copy.

