



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. L1/2037/2019

Dated: 27.04.2019

To
The Commissioner
Kattankolathur Panchayat Union
Kattankolathur – 603 202
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.No.99/2 of Kolapakkam Village, Chengalpet 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.L1/2019/000022 dated 05.02.2019.
2. This office letter even No. dated 26.02.2019 addressed to the applicant.
3. Applicant letter dated 01.03.2019.
4. This office letter even No. dated 19.03.2019 addressed to the applicant.
5. Applicant letter dated 25.03.2019.
6. This office DC advice letter even no. dated 27.03.2019 addressed to the applicant.
7. Applicant letter dated 29.03.2019 enclosing the receipt of payments.
8. This office letter even no. dated 04.04.2019 addressed to the Commissioner, Kattankolathur Panchayat Union.
9. The Commissioner, Kattankolathur Panchayat Union letter Rc.No.1147/2019/A4 dated 10.04.2019 enclosing the copy of Gift Deed for road and park area registered as Doc.No.4425/2019 dated 09.04.2019 @ SRO, Guduvanchery.
10. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
11. Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed laying out of house sites in S.No.99/2 of Kolapakkam Village, Chengalpet 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.

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

30/4/19
சென்னை மெட்ரோபாலிட்டன் டிவலப்மென்ட் ஆதரி

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 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 3,200/-	B-008927 dated 04.02.2019
Development charge	Rs. 8,000/-	B-0010312 dated 29.03.2019
Layout Preparation charges	Rs. 5,000/-	
Contribution to Flag Day Fund	Rs. 500/-	2760417 to 2760421 dated 29.03.2019

4. The approved plan is numbered as **PPD/LO. No.53/2019**. Three copies of layout plan and planning permit **No.12372** are sent herewith for further action.

5. You are requested to ensure that road and Park 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 10th & 11th cited.

Yours faithfully,

[Handwritten signature]
for Senior Planner (MSB)

[Handwritten signature]
24/04/2019.

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.R.Ramachandran
No.299, 30th Street, I – Block,
Kambar Kudieruppu,
Anna Nagar West, Chennai – 40.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8. *[Handwritten signature]*
(along with a copy of approved layout plan).
3. Stock file /Spare Copy