



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. L1/20452/2019

Dated: 07.07.2021

To

The Commissioner

Kattankolathur Panchayat Union
Kattankolathur – 603 201,
Chengalpattu District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed laying out of house site comprised in S.No.163/1 of Nedungundram Village, Vandalur Taluk, Chengalpattu District, Kattankolathur Panchayat Union limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/000286 dated 10.12.2019.
 2. Applicant letter dated 27.12.2019.
 3. This office letter even No. dated 13.01.2020 addressed to the applicant.
 4. Applicant letter dated 23.01.2020.
 5. This office DC Advice letter even No. dated 03.02.2020 addressed to the applicant.
 6. Applicant letter dated 03.02.2020.
 7. Applicant letter dated 04.02.2020 enclosing the receipt for payments.
 8. This office letter even No.-1 dated 11.02.2020 addressed to the Commissioner, Kattankolathur Panchayat Union enclosing the skeleton plan.
 9. This office letter even No.-2 dated 11.02.2020 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, Chengalpattu enclosing the skeleton plan.
 10. The Commissioner, Kattankolathur Panchayat Union letter R.C.No.0606/2020/A4 dated 15.04.2021 enclosing a copy of Gift deed for Road Area and PP-I site registered as Doc. No.1959/2021 dated 04.03.2021 @ SRO, Tambaram.
 11. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO letter No.SE/CEDC/CGL/AEE/GL/CHD/F.Land/D No.30/21 dated 17.04.2021 enclosing a copy of Gift deed for PP-2 site registered as Doc. No.2724/2021 dated 26.03.2021 @ SRO, Tambaram.
 12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 13. 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 site comprised in S.No.163/1 of Nedungundram Village, Vandalur Taluk, Chengalpattu District, Kattankolathur Panchayat Union limit was examined and 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 7th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.4,500/-	B-0015117 dated 06.12.2019
Development charge	Rs.13,000/-	B-0015791 dated 05.02.2020
Layout Preparation charge	Rs.8,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.93/2021 dated 7 .07.2021**. Three copies of layout plan and planning permit **No.14201** are sent herewith for further action.

5. You are requested to ensure that roads & park are formed as shown in the approved plan ~~and compliance of the conditions stipulated in the PWD remarks in the reference 13th cited and shall obtain a letter from PWD confirming the compliance of conditions~~, 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 12th & 13th cited.

Yours faithfully,

o/c
2/7/21
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).

2/5
06/07/2021
06/07/2021

Copy to: 1. Thiru. Vijay Surana,
GPA on behalf of M/s.Grand Housing Pvt. Ltd.,
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 layout plan).



3. The Superintending Engineer,
Chengalpattu Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130, GST Road (opposite to New Bus Stand),
Chengalpattu – 603 001.
(along with a copy of approved layout plan).
4. Stock file /Spare Copy.

