

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,

Egmore, Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mscmda@tn.gov.inWeb site: www.cmdachennai.gov.in**Letter No. L1/3237/2017****Dated: 17.01.2018**

To.

The Commissioner

Kattankolathur Panchayat Union

Kancheepuram District – 603 202.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Layout of house sites for the property comprised in S.No: 100 of Kolapakkam village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received Vide reference APU letter No.L1/2017/130 dated 06.03.2017.
 2. Applicant letter dated 19.06.2017 and 22.06.2017.
 3. This office letter even no. dated 12.07.2017 addressed to applicant.
 4. Applicant letter dated 24.07.2017.
 5. This office letter even no. dated 11.08.2017 addressed to applicant.
 6. Applicant letter dated 21.08.2017.
 7. This office letter even no. dated 01.09.2017 addressed to applicant.
 8. Applicant letter dated 01.09.2017.
 9. This office letter even no dated 25.09.2017 addressed to the SRO Guduvanchery.
 10. Letter from the SRO, Guduvanchery in RC.No.233/2017 dated 28.09.2017.
 11. This Office DC advice letter even No. dated 06.10.2017 addressed to the applicant. (12) Apph. lr. dt. 06.11.2017
 12. Applicant letter dated 30.11.2017 enclosing the receipt of payments.
 13. This office letter even no. dated 08.12.2017 addressed to the Commissioner, Kattankolathur Panchayat Union.
 14. This office letter even no. dated 08.12.2017 addressed to the applicant.
 15. The Commissioner, Kattankolathur Panchayat Union letter R.C No.3253/2017/A4 dated 22.12.2017 enclosing the Gift Deed for Road and Park registered as Doc. 13305/2017 dated 18.12.2017 @ SRO, Guduvanchery.
 16. Applicant letter dated 27.12.2017.
 17. G.O.No.112, H&UD Department dated 22.06.2017.
 18. Secretary (H & UD and TNRERA) Lr. No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed laying out of house sites for the property comprised in S.No: 100 of Kolapakkam village, Cengalpattu 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.

3. 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.

4. The applicant has remitted the following charges / fees in the reference 12th cited as called for in this office letter 11th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.50,000/-	B 003785 dated 06.03.2017
Development charges for land	Rs.25,000/-	B 006125 dated 30.11.2017
Layout Preparation charges	Rs.14,000/-	
OSR Charges	Rs.78,65,000/-	
Contribution to Flag Day Fund	RS. 500/-	0666688 to 0666692 dated 30.11.2017

5. The approved plans are numbered as **PPD/LO. No.05/2018**. Three copies of layout plan and planning permit **No.11536** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan before sanctioning the layout.

7. 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 17th & 18th cited.

Yours faithfully,

[Handwritten Signature]
12/11/18

for MEMBER SECRETARY

[Handwritten Signature]
17/11/2018

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. S.Karuniamurthy,
Represented by its GPA holder
Thiru.S.Asokan.
No.11- F- Block, IInd Main Road,
Anna Nagar East,
Chennai – 600102.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. Stock file /Spare Copy

[Handwritten Signature]
17/11/2018