



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.in
Web site: www.cmdachennai.gov.in

Letter No. L1/3919/2020

Dated: 17.09.2020

To
The Executive Officer,
Mangadu Town Panchayat,
Mangadu,
Chennai – 600 122.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Sub-division of house sites in S.No.322/1A1B & 322/23 of Mangadu village, Kundrathur Taluk (formerly Pallavaram Taluk), Kancheepuram District, Mangadu Town Panchayat limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000059 dated 10.03.2020.
 2. This office letter even No. dated 22.05.2020 addressed to the applicant.
 3. This office letter even No. dated 05.06.2020 addressed to the applicant.
 4. Applicant letter dated 10.06.2020.
 5. This office GLV called for letter even No. dated 07.07.2020 addressed to the SRO, Kundrathur.
 6. The SRO, Kundrathur letter No.01/2020 dated 15.07.2020 indicating the GLV of the site under reference.
 7. This office DC Advice letter even No. dated 17.07.2020 addressed to the applicant.
 8. Applicant letter dated 21.07.2020 enclosing the receipt for payments.
 9. This office letter even No. dated 27.07.2020 addressed to the Executive Officer, Mangadu Town Panchayat enclosing the skeleton plan.
 10. The Executive Officer, Mangadu Town Panchayat letter Rc.No.503/2020/A1 dated 03.09.2020 enclosing the Gift Deed for handing over of Road area registered as Document No.8700/2020 dated 01.09.2020 @ SRO, Kundrathur.
 11. G.O.No.112, H&UD Department dated 22.06.2017.
 12. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the Sub-division of house sites in S.No.322/1A1B & 322/23 of Mangadu village, Kundrathur Taluk (formerly Pallavaram Taluk), Kancheepuram District, Mangadu Town Panchayat limit was examined and sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development & 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 in the reference 8th cited has remitted the following charges / fees as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 5,000/-	B-0016159 dated 06.03.2020
Development charge for land	Rs. 12,000/-	B-0016744 dated 21.07.2020
Sub-Division Preparation charge	Rs. 4,000/-	
Regularization Charge for land	Rs. 75,000/-	
OSR Charge (for 158 sq.m.)	Rs.16,00,000/-	
Flag Day Fund	Rs. 500/-	0005335 dated 21.07.2020

4. The approved plan is numbered as **PPD/LO. No. 72/2020 dated 17.09.2020**. Three copies of sub-division plan and planning permit **No.13834** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan before sanctioning and release of the sub-division.

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 11th & 12th cited.

Yours faithfully,

O/C

for Chief Planner, Layout

2/5

Encl: 1. 3 copies of sub-division plan.

2. Planning permit in duplicate
(with the direction to not to use the logo of CMDA
in the sub-division plan since the same is registered).

17/09/2020

17/09/2020

Copy to:

1. Tvl.S.Vedavalli & 2 Others,
Old No.19, New No.7, Pillaiyar Koil Street,
Mangadu Village,
Chennai – 600 122.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved sub-division
plan)
3. Stock file /Spare Copy

21/9/2020