



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

Letter No.L1/410/2016

Dated: 16/11/2016

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

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning  
Permission – Proposed Layout of House sites in S.Nos.  
63/1B2, 1C, 4 & 5 and 64 of Kolapakkam Village,  
Chengalpattu Taluk, Kancheepuram District, Kattankolathur  
Panchayat Union limit – Approved – Reg.

- Ref:
1. PPA received from the Commissioner, Kattankolathur Panchayat Union in letter No. 3783/2015/A4 dated 31.12.2015.
  2. This office letter even No. dated 18.01.2016 addressed to the applicant.
  3. Applicant letter dated 18.01.2016, 28.01.2016 & 01.02.2016.
  4. This office letter even No. dated 10.02.2016 addressed to the C.E., WRD (PWD), Chennai Region.
  5. This office letter even No. dated 28.03.2016 addressed to the applicant.
  6. Applicant letter dated 26.04.2016.
  7. Letter No. T1/1922/S.No.63/Kolapakkam/2016 dated 06.05.2016 received from the C.E., WRD (PWD), Chennai Region.
  8. Applicant letter dated 23.05.2016 & 13.06.2016.
  9. This office letter even No. dated 04.08.2016 addressed to the SRO, Guduvancheri.
  10. Letter received from the SRO, Guduvancheri in RC. No.246/2016 dated 04.08.2016.
  11. This office DC advice letter even No. dated 09.08.2016 addressed to the applicant.
  12. Applicant letter dated 10.08.2016.
  13. This office letter even No. dated 12.08.2016 addressed to the Commissioner, Kattankolathur Panchayat Union.
  14. Your letter RC. No. 1733/A4 dated 21.10.2016 enclosing copy of Gift Deed registered as Doc. No.10806/2016 dated 14.09.2016, SRO, Guduvancheri towards handing over of Road Area.
  15. Applicant letter dated 02.11.2016 enclosing Encumbrance Certificate & E.B. receipt.

G.R.  
16.11.16



The proposal received in the reference 1<sup>st</sup> cited for laying out of house sites in S.Nos. 63/1B2, 1C, 4 & 5 and 64 of Kolapakkam Village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit was examined and layout has been revised to satisfy the Development Regulations 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 charges / fees to this office:

Sl. No.	Charge for	Amount	Receipt No.	Date
i.	Scrutiny Fee	Rs. 9000/-	B-00112	28.01.2016
ii.	Development charge for land	Rs. 20,000/-	B-002000	10.08.2016
iii.	OSR charge	Rs. 9,75,000/-		
iv.	Layout preparation charge	Rs. 10,000/-		
v.	Contribution to the Flag Day	RS. 500/-	264886	10.08.2016

5. The approved plan is numbered as **PPD/LO.No.32/2016**. Three copies of layout plan, and Planning Permit **No.9356** 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.

Yours faithfully,

*o/c*

*[Signature]*  
12/11/2016

for MEMBER SECRETARY

*[Signature]*  
12/11/2016

*[Signature]*  
12/11/2016

Encl: 1. 3 copies of Layout plan.

2. Planning permit in duplicate

(with the direction to not to use the logo of CMDA in your layouts since the same is registered).

Copy to: 1. M/s. Emerald Haven Development Ltd.,  
3<sup>rd</sup> Floor, Chaitanya Building,  
No.12, Khader Nawaz Khan Road,  
Nungambakkam, Chennai – 600 006.

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

*[Signature]*  
16/11/16

3. The C.E., WRD, Chennai Region (PWD)  
Chepauk, Chennai – 600 005.  
(along with a copy of approved layout plan).

4. Stock file /Spare Copy

*[Signature]*  
12/11/2016