



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. L1/430/2019

Dated: 19.12.2019

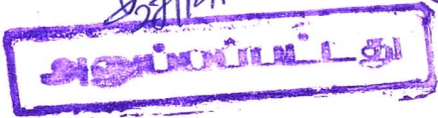
To

The Commissioner
Kattankolathur Panchayat Union
Kattankolathur – 603 201,
Kancheepuram District.

Sir/Madam,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in the Public Purpose Plot Nos.I, II, III, IV & VI lying in the approved layout No.PPD/ L.O. No. 22/2017 comprised in Part of S.Nos.176/1B, 2, 3 & 4, 177/1, 2, 3, 4A & 4B and 178 of Nedungundram Village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit – Approved - Reg.

- Ref:
1. PPA for laying out of PP site into residential plots received in APU No.L1/2019/000006 dated 07.01.2019.
 2. Layout of house sites approved vide PPD/LO.No.22/2017 in letter L1/16884/2014 dated 22.06.2017.
 3. This office letter even No. dated 01.03.2019 addressed to the applicant.
 4. Applicant letter dated 23.04.2019 & 07.05.2019.
 5. This office DC Advice letter even No. dated 20.06.2019 addressed to the applicant.
 6. Applicant letter dated 28.06.2019 enclosing the receipts for payments.
 7. Applicant letter dated 11.07.2019 enclosing revised layout plan.
 8. Applicant letter dated 17.07.2019 enclosing the receipts for payment of scrutiny fee.
 9. Applicant letter dated 02.08.2019 enclosing the receipts for payment of scrutiny fee.
 10. This office letter even No.-1 dated 02.08.2019 addressed to the Commissioner, Kattankolathur Panchayat Union.
 11. This office letter even No.-2 dated 02.08.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO, Chengalpattu.
 12. Applicant letter dated 08.08.2019 enclosing revised layout plan.
 13. This office letter even No.-1 dated 30.08.2019 addressed to the Commissioner, Kattankolathur Panchayat Union enclosing revised skeleton plan.
 14. This office letter even No.-2 dated 30.08.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, Chengalpattu, TANGEDCO enclosing revised skeleton plan.
 15. The Commissioner, Kattankolathur Panchayat Union letter Rc.No.3121/2019/A4 Dated 12.11.2019 enclosing a copy of Gift deed for PP-1 site registered as Doc. No.8028/2019 dated 07.11.2019 @ SRO, Tambaram.
 16. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO in letter No.SE/CEDC/CGL/AEE/CL/CHD/F.Land/D.No.1163/19 dated



- 12.11.2019 enclosing an unattested copy of Gift Deed for PP-2 site registered as Doc. No.8209/2019 dated 07.11.2019.
17. Applicant letter dated 10.12.2019 enclosing the attested copy of Gift Deed for PP-2 site registered as Doc. No.8209/2019 dated 07.11.2019.
18. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
19. 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 the Public Purpose Plot Nos.I, II, III, IV & VI lying in the approved layout No.PPD/ L.O. No. 22/2017 comprised in Part of S.Nos.176/1, 2, 3 & 4, 177/1, 2, 3, 4A & 4B and 178 of Nedungundram Village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit was examined and layout 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 6th cited has remitted the following charges / fees as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee (5000+1000+5890+500)	Rs.12,390/-	B-008782 dated 04.01.2019 B-0012521 dated 27.06.2019 B-0013010 dated 17.07.2019 B-0013374 dated 02.08.2019
Layout Preparation charge	Rs.11,000/-	B-0012521 dated 27.06.2019
Flag Day Fund	Rs.500/-	649698 dated 27.06.2019

4. The approved plan is numbered as **PPD/LO. No.135/2019 Dated : 19.12.2019**. Three copies of layout plan and planning permit **No.12757** are sent herewith for further action.

5. 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 18th & 19th cited.

Yours faithfully,

o/c

19/12/19

2/5

for Chief Planner, MSB/Layout

19/12/19

19/12/2019



- 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. Prabhakar,
Thiru.S.Arumugam,
represented by his Power Agent Thiru.S.Prabhakar
Thiru.C.Sasi & Tmt.Rajeshwari Iyer
both are represented by their Power Agent
M/s. S & P Foundation Pvt. Ltd., represented by its
Director Thiru.S.V.Shriramulu
CITI Tower, 4th Floor,
Door No.7, 3rd Cross street,
Kasthuribai Nagar, Adayar,
Chennai - 600 020
 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, Chengalpattu - 603001.
(along with a copy of approved layout plan).
 4. Stock file /Spare Copy

