



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

**Letter No. L1/4512/2019**

**Dated: 12.11.2019**

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 land comprised in S.Nos.259/2A and 262/1C part & 262/2 part of Mannivakkam Village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No. L1/2019/000043 dated 15.03.2019.
  2. The CE, PWD, WRD, Chennai Region Letter No.T5(3)/10998/2013 dated 29.08.2013.
  3. Gift Deed for handing over of OSR space registered vide Document Nos.1539/2014 dated 06.02.2014 @ SRO, Guduvancheri.
  4. Planning Permission accorded for proposed construction of residential Special Building in the site vide PP. No.B/Spl.Bldg./142 A – H/2014 in letter No.B2/18050/2012 dated 23.05.2014.
  5. Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government in G.O. (Ms) No.18, MAWS Department, dated 04.02.2019.
  6. This office letter even No. dated 16.04.2019 addressed to the applicant.
  7. Applicant letter dated 22.04.2019.
  8. This office DC Advice letter even No. dated 26.04.2019 addressed to the applicant.
  9. Applicant letter dated 29.04.2019 enclosing the receipts for payments.
  10. Applicant letter dated 09.05.2019 enclosing revised layout plan.
  11. This office letter even No.-1 dated 17.05.2019 addressed to the Commissioner, Kattankolathur Panchayat Union enclosing the skeleton plan.
  12. This office letter even No.-2 dated 17.05.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO, Chengalpattu – 603 001 enclosing the skeleton plan.
  13. The Commissioner, Kattankolathur Panchayat Union letter Rc.No.1612/2019/A4 dated 04.06.2019 enclosing a copy of Gift deed for Road area and PP site (1%) registered as Doc. No.6962/2019 dated 30.05.2019 @ SRO, Guduvancheri.
  14. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO, Chengalpattu letter No.SE/CEDC/CGL/AEE/GL/CHD/F.Land/D.No.998/19 dated 22.10.2019 enclosing the Gift Deed for handing over of PP site registered as Document Doc. No.13188/2019 dated 17.10.2019 @ SRO, Guduvancheri.



15. Applicant letter dated 23.10.2019.
16. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
17. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the Proposed laying out of house sites in the land comprised in S.Nos.259/2A and 262/1C part & 262/2 part of Mannivakkam 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 9<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 8<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 19,000/-	B-009725 dated 14.03.2019
Development charge	Rs. 25,000/-	B-0011168 dated 29.04.2019
Layout Preparation charge	Rs. 27,000/-	
Flag Day Fund	Rs. 500/-	649530 dated 29.04.2019

4. The approved plan is numbered as **PPD/LO. No.124/2019 Dated 12.11.2019**. Three copies of layout plan and planning permit **No.12746** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 2<sup>nd</sup> 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 16<sup>th</sup> & 17<sup>th</sup> cited.

Yours faithfully,

o/c

for Chief Planner, MSB/Layout

2/5

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).



12/11/19

12/11/2019

- Copy to:
1. M/s.Malles Construction (P) Ltd.,  
No.19, Tanjore Road,  
T.Nagar, Chennai – 600 017.
  2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).
  3. The Chief Engineer,  
WRD, Chennai Region (PWD),  
Chepauk, Chennai – 600 005.  
(along with a copy of approved layout plan for  
monitoring the compliance of the conditions  
stipulated in the NOC in ref. 2<sup>nd</sup> cited).
  4. 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).
  5. Stock file /Spare Copy

A. S. S. S.  
18.11.9

