

BY RPAD



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Lr.No. L1/4836/2016, Dated 18/10/2016

To

The Commissioner,  
Kattankolathur Panchayat Union,  
Kattankolathur,  
Kancheepuram District - 603 202.

Sir,

Sub: CMDA - Planning Permission - Proposed Layout of House sites in

S.Nos. 325/1, 326/1 and 327/1B & 2A of  
Nedungundram village, Chengalpattu Taluk,  
Kancheepuram District, Kattankolathur Panchayat  
Union limit - Approved - Reg.

Ref: 1. PPA received in APV No. L1/2016/000204  
dated 09.03.2016.

2. Applicant letter dated 28.04.2016, 04.05.2016,  
10.05.2016 & 23.05.2016.

3. This office letter even no. dated 04.08.2016 addressed  
to the SRO, Tambaram.

4. Letter received from SRO, Tambaram in RC.No. 5/2016,  
dated nil/08/2016.

5. This office DC advice letter even no. dated 09.08.16  
addressed to the applicant.

6. Applicant letter dated 10.08.2016.

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The proposal received in the reference cited for laying out of house sites/~~Sub-division~~  
of Plot No. \_\_\_\_\_ in S.Nos. 325/1, 326/1 and 327/1B & 2A of Nedungundram  
village, Chengalpattu Taluk, Kancheepuram District, Kattankolathur  
Panchayat Union limit \_\_\_\_\_

was examined and layout/~~Sub-division~~ 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/her  
application to prove the same. Thus, CMDA primarily consider 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 has remitted the Development charge/layout preparation/Scrutiny charge and Open Space reservation charges/~~Sub division fees~~ to this office in Receipt No. B-00597 dt. 09.08.16 The approved plan are numbered as PPD/LO.No. 27/2016 Three copies of layout plans, and planning permit No. 9350 are sent herewith for further action.

& B-001999  
dt. 10.08.2016

4. You are requested to ensure that roads are formed and culverts are constructed as shown in the plan before sanctioning the layout.

Yours faithfully,

o/c

18/10/2016

for MEMBER SECRETARY.

- 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).

18/10/16

18/10/2016

- Copy to: 1. M/s. Emerald Haven Projects Pvt. Ltd.,  
3rd 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)  
3. Stock file /Spare Copy

7. This office letter aen no. dated 12.08.2016 addressed to the Commissioner, Kattankulathur Panchayat Union.

8. Letter received from the Commissioner, Kattankulathur P.U in Re.No. 1438/2016/A4, dated 15.09.2016 enclosing the copy of registered Gift Deed Document No. 531/2016 dt. 29.08.2016 for handing over of the Road area.

9. Gift Deed document registered in Doc. No. 531/2016 dated 29.08.16 for Road area.

9. Applicant letter dated 16.09.2016.