



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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Web site: www.cmdachennai.gov.in

Letter No. L1/5570/2020

Dated: 9 .04.2021

To
The Commissioner,
Kattankulathur Panchayat Union,
Kattankulathur – 603 202,
Chengalpattu District.

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning
Permission – Laying out of house sites in S.Nos.117, 118 &
119/3A of Nedungundram Village, Vandalur Taluk,
Chengalpattu District, Kattankolathur Panchayat Union limit –
Approved – Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000075 dated 28.05.2020.
 2. This office letter even No. dated 21.07.2020 addressed to the applicant.
 3. Applicant letter dated ^{05.08.2020} ~~27.07.2020~~.
 4. This office letter even No. dated 03.09.2020 addressed to the applicant.
 5. Applicant letter dated 27.11.2020.
 6. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 7. This office letter even No. dated 09.02.2021 addressed to the SRO, Tambaram.
 8. Applicant letter dated 24.02.2021 enclosed a copy of letter RC.No.06/2021 dated 18.02.2021 received from SRO, Tambaram.
 9. This office DC Advice letter even No. dated 02.03.2021 addressed to the applicant.
 10. Applicant letter dated 04.03.2021 enclosing the receipt for payments.
 11. This office letter even No. dated 12.03.2021 addressed to the applicant enclosing the skeleton plan.
 12. Applicant letter dated 17.03.2021 enclosing the Gift Deed duly signed by the Donor.
 13. This office letter even No. dated 24.03.2021 addressed to the Sub-Registrar, Tambaram enclosing original Gift Deed.
 14. Applicant letter dated 29.03.2021 enclosing a copy of Gift deed for Road area and PP-1 & 2 sites registered as Doc.No.2734/2021 dated 26.03.2021 @ SRO, Tambaram.
 15. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 16. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

12/4/21
சென்னை மாநகராட்சி



The proposal received in the reference 1st cited for the proposed layout out of house sites in S.Nos.117, 118 & 119/3A of Nedungundram Village, Vandalur Taluk, Chengalpattu

District, Kattankolathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulation 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 10th cited has remitted the following charges / fees as called for in this office letter 9th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.9,200/-	B-0016408 dated 27.05.2020
Development charges	Rs.22,000/-	B-0018723 dated 04.03.2021
Layout Preparation charges	Rs.14,000 /-	
OSR Charge (for 406 sq.m)	Rs.29,30,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.63/2021 dated 9.04.2021**. Three copies of layout plan and planning permit **No.14070** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan, 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 15th & 16th cited.

7. The original Gift Deed registered as Doc. No.2734/2021 dated 26.03.2021 @ SRO: Tambaram as in the reference 14th cited is also enclosed herewith as per the provision made in the G.O. in the reference 6th cited.

Yours faithfully,

o/c

9/4/21

for Chief Planner, Layout.

9/04/2021

9/04/2021

9/04/2021

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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).

3. Original Gift Deed Doc. No. 2734/2021 dated 26.03.2021

@ SRO: Tambaram.

Copy to:

1. M/s.Grand Housing (P) Ltd., represented by its GPA

Thiru. Vijay Surana and M/s.Erica Projects Private Ltd.,
represented by its GPA M/s.Grand Housing (P) Ltd,
represented by its Director Thiru.J.Vijay Surana,
No.2, Aravamuthu Garden Street,
Egmore, Chennai – 600 008.

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

✓
16/06/2021,

3. The Superintending Engineer,
Chengalpattu Electricity Distribution Circle,
TANGEDCO, No.130, GST Road,
(opp. to new bus stand),
Chengalpattu – 603 001

4. Stock file /Spare Copy