



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
Web site: www.cmdachennai.gov.in

Letter No. L1/6026/2019

Dated: 16.07.2021

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division of the property comprised in Old S.Nos.188/ 1, 2, 3, 4 & 5, 194/1, 2, 3, 4 & 5, 195/1 & 2B, 204/4 part & 6 part and 205/4 part, Present/New S.Nos.188, 194, 195/1, 204/2 part and 205/2B part of Kilambakkam Village, Vandalur Taluk, Chengalpat District, Kattankolathur Panchayat Union limit in to 3 No. of Plots for commercial use– Approved - Reg.

- Ref:
1. The Planning Permission Application for laying out of house sites received in APU No.L1/2019/000077 dated 04.04.2019.
 2. Applicant letter dated 30.04.2019.
 3. Minutes of the CSO Meeting held on 13.05.2019.
 4. This office hearing letter even No dated 23.05.2019 addressed to the applicant.
 5. This office DC Advice letter even No. dated 20.06.2019 addressed to the applicant.
 6. Applicant letter dated 26.06.2019 enclosing the receipt for payments.
 7. This office letter even No.-1 dated 28.06.2019 addressed to the Commissioner, Kattankolathur Panchayat Union enclosing the skeleton plan showing the road area to be gifted.
 8. This office letter even No.-2 dated 28.06.2019 addressed to the applicant enclosing the skeleton plan showing the OSR space to be gifted.
 9. Applicant letter dated 05.08.2019.
 10. This office letter even No. dated 19.08.2019 addressed to the applicant enclosing the skeleton plan.
 11. Applicant letter dated 29.08.2019.
 12. This office letter even No. dated 24.09.2019 addressed to the Sub-Registrar, Guduvancheri enclosing original Gift Deed.
 13. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 14. Applicant letter dated 28.04.2021 enclosing a copy of Gift deed for Road area, Park area registered as Doc.No.6469/2021 dated 26.04.2021 & 6085/2021 dated 20.04.2021 @ SRO, Guduvanchery.
 15. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 16. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

30/7/21

சென்னை மெட்ரோபாலிட்டன் துறை



The proposal received in the reference 1st cited for sub-division of house sites in sub-division of the property comprised in Old S.Nos.188/ 1, 2, 3, 4 & 5, 194/1, 2, 3, 4 & 5, 195/1 & 2B, 204/4 part & 6 part and 205/4 part, Present/New S.Nos.188, 194, 195/1, 204/2 part and 205/2B part of Kilambakkam Village, Chengelpet Taluk, Kancheepuram District, Kattankolathur Panchayat Union limit in to 3 No. of Plots for commercial use was examined and the sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development and 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 has remitted the following charges / fees in the reference 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.69,000/-	C-100122 dated 04.04.2019
Balance Scrutiny fee	Rs.6,000/-	B-0012481 dated 26.06.2019
Development charge	Rs.3,65,000/-	
Layout Preparation charges	Rs.2,000/-	649690 dated 25.06.2019
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.103/2021 dated 16.07.2021**. Three copies of sub-division plan and planning permit **No.14211** are sent herewith for further action.

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.6469/2021 dated 26.04.2021 & 6085/2021 dated 20.04.2021 @ SRO, Guduvanchery as in the reference 14th cited is also enclosed herewith as per the provision made in the G.O. in the reference 13th cited.

Yours faithfully,

o/c
for Chief Planner, Layout

Encl: 1. 3 copies of layout plan.

15/07/2021

15/07/2021

2/5

2. Planning permit in duplicate
(with the direction not to use the logo of CMDA
in the sub-division plan since the same is registered).
3. Doc.No.6469/2021 dated 26.04.2021 & 6085/2021 dated 20.04.2021 @ SRO,
Guduvanchery

- Copy to:
1. M/s.Kasturi Estates Private Limited,
Kasturi Buildings,
No.859 & 860, Anna Salai,
Chennai - 600 002.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
 3. Stock file /Spare Copy

