



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. L1/6062/2017

Dated: 30.05.2018

To
The Executive Officer,
Mangadu Town Panchayat,
Mangadu,
Chennai – 600 122.

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Layout of house sites in the land comprised in S.Nos.227/1, 2 & 3
and 228 of Mangadu village, Pallavaram Taluk, Kancheepuram
District, Mangadu Town Panchayat limit – Approved - Reg.
- Ref: 1. The layout proposal received in APU No.L1/2017/000257
dated 02.05.2017.
2. This office letter even No. dated 17.05.2017 addressed to
the C.E., PWD, WRD, Chennai Region.
3. C.E., PWD, WRD letter No.DB/T5(3)/F-I&C-Mangadu/2017
dated 28.07.2017.
4. Applicant letter dated 03.08.2017 & 06.10.2017.
5. This office letter even No. dated 15.11.2017 addressed to
the SRO, Kundrathur.
6. Sub-Registrar, Kundrathur letter No.03/2017-69 dated
20.11.2017 enclosing the guide line value of the site under
reference.
7. This office DC Advice letter even No. dated 24.11.2017
addressed to the applicant.
8. Applicant letter dated 04.12.2017 enclosing the receipt for
payments.
9. This office letter even No. dated 12.12.2017 addressed to
the Executive Officer, Mangadu Town Panchayat.
10. The Executive Officer, Mangadu Town Panchayat letter
Rc.No.23/2018/A1 dated 09.04.2018 enclosing the Gift
Deed registered as Doc.No.4007/2018 dated 04.04.2018
@ SRO, Kundrathur.
11. Applicant letter dated 21.05.2018.
12. G.O.No.112, H&UD Department dated 22.06.2017.
13. 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 comprised in S.Nos.227/1, 2 & 3 and 228 of Mangadu village, Pallavaram Taluk, Kancheepuram District, Mangadu Town Panchayat 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 has remitted the following charges / fees in the reference 8th cited as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 8,500/- ✓	B-004353 dated 02.05.2017 ✓
Development charge	Rs. 17,000/- ✓	B-006135 dated 04.12.2017 ✓
Layout Preparation charges	Rs. 10,000/- ✓	
OSR charges (for 120 sq.m)	Rs.10,40,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	0666748 to 0666752 dated 04.12.2017 ✓

4. The approved plan is numbered as **PPD/LO. No. 35/2018**. Three copies of layout plan and planning permit **No.11566** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan before sanctioning the layout.

① ensure compliance of all the conditions stipulated by PWD in the ref. cited

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 12th & 13th cited.

Yours faithfully,

o/c
30/05/18

30/05/2018

for Principal Secretary /
Member Secretary

2/5

30/05/2018

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.R.Bhaskaran,
No.29/16, Bajanai Koil Street,
Melama Nagar, Mangadu,
Chennai – 600 122.

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

3. The Chief Engineer,
PWD, WRD, Chennai Region,
Chepauk, Chennai – 5

4. Stock file /Spare Copy

A. Jeyaraj
12.6.18