



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

Letter No. L1/7957/2019

Dated: 17.08.2019

To

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

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in S.No.190/1B2 of Mangadu 'A' Village, Pallavaram Taluk, Kancheepuram District, Mangadu Town Panchayat limit – Approved - Reg. *Spt. Grade*
- Ref: 1. Planning Permission Application for laying out of house sites received in APU No. L1/2019/000108 on 10.05.2019.
2. This office letter even No. dated 21.05.2019 addressed to the Executive Officer, Mangadu Town Panchayat.
3. The Executive Officer, Mangadu Town Panchayat letter Rc.No.246/2019/A1 dated 29.05.2019.
4. This office letter even No. dated 30.05.2019 addressed to the applicant.
5. Applicant letter dated 10.06.2019 & 26.06.2019.
6. This office GLV called for letter even No. dated 01.07.2019 addressed to the SRO, Kundrathur.
7. The SRO, Kundrathur letter No. /2019 dated 02.07.2019 indicating the GLV of the site under reference.
8. This office DC Advice letter even No. dated 04.07.2019 addressed to the applicant.
9. Applicant letter dated 09.07.2019 enclosing the receipts for payments.
10. This office letter even No.-1 dated 11.07.2019 addressed to the Executive Officer, Mangadu Town Panchayat enclosing the skeleton plan.
11. This office letter even No.-2 dated 11.07.2019 addressed to the Superintendent Engineer, Chennai Electricity Distribution Circle (South-I), TANGEDCO, K.K.Nagar, Chennai-78 enclosing the skeleton plan.
12. The Executive Officer, Mangadu Town Panchayat letter Rc.No.246/2019/A1 dated 20.08.2019 enclosing the Gift Deed for handing over of road area & PP site registered as Document No.13034/2019 dated 14.08.2019 @ SRO, Kundrathur.
13. The Superintendent Engineer, Chennai Electricity Distribution Circle (South-I), TANGEDCO letter No.SE/CEDC/S-I/AEE/C/F.Mangadu/D.719/19 dated 19.08.2019 enclosing the Gift Deed for handing over of PP site registered as Document No.13035/2019 dated 14.08.2019 @ SRO, Kundrathur.
14. G.O.No.112, H&UD Department dated 22.06.2017.
15. 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 in S.No.190/1B2 of Mangadu 'A' Village, Pallavaram Taluk, Kancheepuram District, Mangadu Town Panchayat 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 9th cited has remitted the following charges / fees as called for in this office letter 8th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 2,850/- ✓	B-0011486 dated 10.05.2019
Development charge for land	Rs. 10,000/- ✓	B-0012813 dated 09.07.2019
Layout Preparation charge	Rs. 6,000/- ✓	
Regularization Charge for land	Rs. 60,000/- ✓	
OSR Charge (for 155 sq.m.)	Rs.13,45,000/- ✓	
Flag Day Fund	Rs. 500/- ✓	2761005 to 2761009 dated 09.07.2019

5. The approved plan is numbered as **PPD/LO. No. 91/2019 dated .08.2019.** Three copies of layout plan and planning permit **No.12713** 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 14th & 15th cited.

Yours faithfully,

o/c

for Chief Planner, MSB/Layout

27/8/19

27/08/2019

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. Tmt.M.Vasantham,
No.3, Sridevi Garden Main Road,
Valasaravakkam,
Chennai – 600 087.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan)
3. Stock file /Spare Copy

