



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
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**Letter No. L1/8163/2020**

**Dated: 15.02.2021**

To

**The Commissioner**  
Kattankolathur Panchayat Union  
Kattankolathur – 603 201.  
Chengalpattu District.

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning Permission – Layout of house sites comprised in S.No.242/2B & 3 of Mannivakkam Village, Vandalur Taluk, (previously Chengalpattu Taluk), Chengalpattu District (previously Kancheepuram District), Kattankolathur Panchayat Union limit – Approved – Reg.

- Ref:
1. The layout proposal received in CMDA vide APU No.L1/2020/000154 dated 01.09.2020.
  2. CE, PWD (WRD), Chennai Region in letter No. DB / T5(3) /I – Inundation / Mannivakkam /II 2019 / M dated 03.04.2019.
  3. This office letter even No. dated 14.10.2020 addressed to the Commissioner, Kattankolathur Panchayat Union.
  4. This office letter even No. dated 14.10.2020 addressed to the CE, PWD (WRD), Chennai Region.
  5. This office letter even No. dated 17.10.2020 addressed to the applicant.
  6. The Commissioner, Kattankolathur Panchayat Union in letter Rc. No.1052/2020/A4 dated 02.11.2020.
  7. The CE, WRD, PWD, Chennai Region letter No.DB/T5(3)/F-R-Mannivakkam 'A' Village-II/2020/M dated 12.11.2020.
  8. This office letter even No. dated 28.11.2020 addressed to the Sub-Registrar, Guduvancheri.
  9. The Sub-Registrar, Guduvancheri letter No.298/2020 dated 30.11.2020.
  10. This office DC Advice letter even No. dated 02.12.2020 addressed to the applicant.
  11. Applicant letter dated 05.12.2020 enclosing the receipts for payments.
  12. This office letter even No. dated 16.12.2020 addressed to the Commissioner, Kattankolathur Panchayat Union enclosing the skeleton plan.
  13. The Commissioner, Kattankolathur Panchayat Union letter Rc.No.2041/2020/A4 dated 20.01.2021 enclosing the Gift Deed registered as Doc.No.329/2021 dated 11.01.2021 @ SRO, Gooduvancheri
  14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  15. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites in S.No.242/2B & 3 of Mannivakkam Village, Vandalur Taluk, (previously Chengalpattu Taluk), Chengalpattu District (previously Kancheepuram District), Kattankolathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulation requirements and approved.

17/12/21  
**DISPATCHED**





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 11<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 10<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.5,700/-	B-0017110 dated 28.08.2020
Development charges	Rs.15,000/-	B-0018040 dated 05.12.2020
OSR Charges	Rs.4,95,000/-	
Layout Preparation charges	Rs.10,000 /-	
Contribution to Flag Day Fund	Rs.500/-	0005611 dated 05.12.2020

4. The approved plan is numbered as **PPD/LO. No.12/2021**, <sup>Dated 15/02/2021</sup> Three copies of layout plan and planning permit **No.14019** are sent herewith for further action.

5. You are requested to ensure that road is formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 7<sup>th</sup> cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the sub-division.

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 14<sup>th</sup> & 15<sup>th</sup> cited.

Yours faithfully,

*o/c*  
for Chief Planner, Layout. <sup>15/2/21</sup> 2/5  
*15/02/2021*

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.Gaurav Bhandari,  
No.46-A, Block,  
3<sup>rd</sup> Avenue,  
Anna Nagar,  
Chennai - 600 102.

2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).  
*MCA 17/2/2021*



3. The Chief Engineer,  
WRD, Chennai Region (PWD),  
Chepauk, Chennai – 600 005.  
(along with a copy of approved layout plan for  
monitoring the compliance of the conditions stipulated  
in the NOC in ref. 7<sup>th</sup> cited).
  
4. The Superintending Engineer,  
Chennai Electricity Distribution Circle, (South-I).  
Tamil Nadu Generation of Electricity and  
Distribution Corporation (TANGEDCO)  
K.K.Nagar, Chennai-600 078
  
5. Stock file /Spare Copy