



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. L1/820/2019

Dated: 28.08.2019

To

The Commissioner

Kattankolathur Panchayat Union
Kattankolathur – 603 201,
Kancheepuram District.

Sir/Madam,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house sites in the land comprised in S.No.171/2C, 2D & 2E of Vandalur Village, Chengelpet Taluk, Kancheepuram District abutting Anna Road & Lakshmi Nagar 3rd Street, Vandalur, Chennai – 600 048, Kattankolathur Panchayat Union limit – Approved - Reg.

Ref:

1. The Planning Permission Application for laying out of house sites received in APU No.L1/2019/000007 dated 09.01.2019.
2. Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government in G.O. (Ms) No.18, MAWS Department, dated 04.02.2019.
3. Applicant letter dated 20.02.2019.
4. This office letter even No. dated 11.03.2019 addressed to the applicant.
5. Applicant letter dated 14.03.2019.
6. This office letter even No. dated 22.03.2019 addressed to the SRO, Gudavancheri.
7. Letter from the SRO, Guduvancheri in RC.No.84/2019 dated 27.03.2019.
8. This office DC Advice letter even No. dated 29.03.2019 addressed to the applicant.
9. Applicant letter dated 09.04.2019 enclosing the receipt for payments.
10. Applicant letter dated 22.04.2019 enclosing revised layout plan.
11. This office letter even No.-1 dated 08.05.2019 addressed to the Commissioner, Kattankolathur Union enclosing the skeleton plan.
12. This office letter even No.-2 dated 08.05.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO, Vandalur, Chennai – 48 enclosing the skeleton plan (which was returned undelivered).
13. This office letter even No. dated 27.05.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO, Chengalpattu enclosing the skeleton plan.
14. Applicant letter dated 17.06.2019.
15. The Commissioner, Kattankolathur Panchayat Union letter Rc.No.1464/2019/A4 Dated 18.07.2019 enclosing a copy of Gift deed for Road area and PP site registered as Doc. No.9080/2019 dated 12.07.2019 @ SRO, Guduvancheri.
16. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO, Chengalpattu letter No.SÉ/CEDC/CGL/AÉE/GL/CHD/F.Land/D.No.411/19 dated 29.07.2019 enclosing the Gift Deed for handing over of PP site



- registered as Document Doc. No.9717/2019 dated 25.07.2019
@ SRO, Guduvancheri.
17. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
18. 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 the land comprised in S.No.171/2C, 2D & 2E of Vandalur Village, Chengelpet Taluk, Kancheepuram District abutting Anna Road & Lakshmi Nagar 3rd Street, Vandalur, Chennai – 600 048, Kattankolathur Panchayat Union 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. 12,000/- | B-008793 dated 07.01.2019 |
| Development charge | Rs. 25,000/- | B-0010646 dated 09.04.2019 |
| Layout Preparation charge | Rs. 18,000/- | |
| OSR charge (for 510 sq.m.) | Rs.55,25,000/- | 2760483 to 2760487 dated 09.04.2019 |
| Flag Day Fund | Rs. 500/- | |

4. The approved plan is numbered as **PPD/LO. No.93/2019 Dated .08.2019.** Three copies of layout plan and planning permit **No.12715** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved 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 17th & 18th cited.

Yours faithfully,

o/c
for Chief Planner, MSB/Layout

- 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).



2/5

27/8/19
27/08/2019

- Copy to:
1. Tvl.M.R.Parthiban & 2 Others,
No.16/23, Second Cross Street,
Kalyan Nagar, West Tambaram,
Chennai - 600 045.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
 3. The Superintending Engineer,
Chengalpattu Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130, GST Road, Chengalpattu - 603001.
(along with a copy of approved layout plan).
 4. Stock file /Spare Copy

