



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)  
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Letter No. L1/8401/2020

Dated: 2.10.2020

To  
**The Commissioner**  
Kattankolathur Panchayat Union  
Kattankolathur – 603 201,  
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed sub-division of house site comprised in S.Nos.331/6B3B & 333/1A of Nedungundram Village, Vandalur Taluk, Chengalpattu District, Kattankolathur Panchayat Union limit - Approved - Reg.

- Ref:
1. Planning Permission Application for sub-division of house sites received in APU No.L1/2020/000162 dated 04.09.2020.
  2. This office letter even No. dated 01.10.2020 addressed to the applicant.
  3. This office DC Advice letter even No. dated 17.10.2020 addressed to the applicant.
  4. Applicant letter dated 20.10.2020 enclosing the receipt for payment.
  5. Applicant letter dated 28.10.2020.
  6. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  8. Secretary (H & UD and TNRERA) letter No.TNRERA/261/2017, dated 09.08.2017.

3. Applicant letter dated 13.10.2020\*\*\*\*\*

The proposal received in the reference 1<sup>st</sup> cited for the proposed sub-division of house sites comprised in S.Nos.331/6B3B & 333/1A of Nedungundram Village, Vandalur Taluk, Chengalpattu District, Kattankolathur Panchayat Union limit was examined and 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.

3. 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.

4. The applicant has remitted the following charges / fees in the reference 4<sup>th</sup> cited as called for in this office letter 4<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 3,000/-	B 0017200 dated 04.09.2020
Development charges for land	Rs. 8,000/-	
Layout Preparation charges	Rs. 4,000/-	B 0017613 dated 20.10.2020



Regularization charge	Rs.8,000/-	
Contribution to Flag Day Fund	Rs. 500/-	0005519 dated 20.10.2020

5. The approved plan is numbered as **PPD/LO. No.103/2020 dated 2.11.2020**. Three copies of sub-division plan and planning permit **No.13865** 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 7<sup>th</sup> & 8<sup>th</sup> cited.

Yours faithfully,

o/c

2/11/2020

2/5

for Chief Planner, Layout

02/11/2020

02/11/2020

Encl: 1. 3 copies of sub-division plan.  
2. Planning permit in duplicate  
(with the direction to not to use the logo of CMDA in the sub-division plan since the same is registered).

- Copy to:
1. Thiru.S.Balamurugan,  
Mahavishnu Flats G2,  
No.10/25, Bharathiyar 2<sup>nd</sup> Street,  
Pazhavanthangal,  
Chennai - 600 114.
  2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved sub-division plan).
  3. Stock file /Spare Copy.

5/11/2020