



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. L1/9578/2020

Dated: 12.04.2021

To

The Commissioner

Kattankolathur Panchayat Union,
Kattankolathur – 603 201,
Chengalpattu District.
Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning Permission – Sub-division of part of Public Purpose site - II lying in the approved layout No. PPD/ L.O. No.56/2019 into 7 Nos. of residential plots comprised in Part of S.Nos.28/3 and 31/2 of Nedungundram village, Vandalur Taluk, Chengalpattu District, Kattankolathur Panchayat Union limit – Approved – Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/000180 dated 19.09.2020.
 2. Layout of house sites approved vide PPD/LO No.56/2019 in letter No.L1/13587/2016-1 dated 30.04.2019.
 3. This office letter even No dated 21.11.2020 addressed to the applicant.
 4. Applicant letter dated 01.12.2020.
 5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 6. This office DC Advice letter even No. dated 24.12.2020 addressed to the applicant.
 7. Applicant letter dated 28.12.2020 enclosing the receipts for payments.
 8. This office letter even No. dated 05.01.2021 addressed to the applicant enclosing the skeleton plan.
 9. Applicant letter dated 02.02.2021 enclosing the Gift Deed duly signed by the Donor.
 10. This office letter even No. dated 22.02.2021 addressed to the Sub-Registrar, Tambaram enclosing original Gift Deed.
 11. Applicant letter dated 10.03.2021 enclosing a copy of Gift deed for PP-1 & 2 sites registered as Doc.No.2107/2021 dated 09.03.2021 @ SRO, Tambaram.
 12. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 13. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for sub-division of part of Public Purpose site - II lying in the approved layout No.PPD/ L.O. No.56/2019 into 7 Nos. of residential plots comprised in Part of S.Nos.28/3 and 31/2 of Nedungundram village, Vandalur Taluk, Chengalpattu District, Kattankolathur Panchayat Union limit was examined and sub-division 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 in the reference 7th cited has remitted the following charges / fees as called for in this office letter 6th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.1,600/-	B-0017332 dated 17.09.2020
Balance Scrutiny Fee	Rs.500/- ✓	B-0017991 dated 01.12.2020
Regularization charges	Rs.35,000/- ✓	B-0018215 dated 28.12.2020 ✓
Sub-division Preparation charges	Rs.3,000 /- ✓	
Contribution to Flag Day Fund	Rs.500/- ✓	

4. The approved plan is numbered as **PPD/LO. No.68/2021**. Three copies of sub-division plan and planning permit **No.14075** are sent herewith for further action.

5. 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.

7. The original Gift Deed registered as Doc. No.2107/2021 dated 09.03.2021 @ SRO, Tambaram as in the reference 11th cited is also enclosed herewith as per the provision made in the G.O. in the reference 5th cited.

Yours faithfully,

o/c Heg
12/4/21.
for Chief Planner, Layout.

Dr
12/09/2021

A
12/09/2021

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- 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).
3. Original Gift Deed Doc. No.2107/2021 dated 09.03.2021 @ SRO, Tambaram.

- Copy to: 1. M/s.Sivashankar Real Assets Pvt. Ltd.,
GPA on behalf of Tmt.Thiripurasundari,
No.11, F-Block, 2nd Main Road,
Anna Nagar East,
Chennai-600 102.
2. The Deputy Planner, ✓ G. Juhar
Master Plan Division, ✓ 03/08/2021
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 (opposite to New Bus Stand),
Chengalpattu – 603 001.
(along with a copy of approved layout plan)
4. Stock file /Spare Copy

