



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
Web site: www.cmdachennai.gov.in

Letter No. L1/9702/2018

Dated: 11.01.2019

To
The Commissioner
Kattankolathur Panchayat Union
Kattankolathur – 603 202
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Layout of house sites for the property comprised in S.No.171/2A & 2B
of Vandalur Village, Chengelpet Taluk, Kancheepuram District abutting
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.L1/2018/000110 dated 06.06.2018.
 2. Applicant letter dated 12.07.2018.
 3. This office letter even No. dated 16.07.2018 addressed to the applicant.
 4. Applicant letter dated 20.08.2018.
 5. This office letter even No. dated 29.08.2018 addressed to the SRO, Gudavanchery.
 6. Letter from the SRO, Guduvanchery in RC.No.475/2018 dated 03.09.2018.
 7. This office DC Advice letter even No. dated 10.09.2018 addressed to the applicant.
 8. Applicant letter dated 01.10.2018 enclosing the receipt for payments.
 9. This office letter even no. dated 11.10.2018 addressed to the Commissioner, Kattankolathur Panchayat Union.
 10. The Commissioner Kattankolathur Panchayat Union letter RC. No.3841/2018/A4 dated 27.12.2018 enclosing the Gift Deed registered as Doc. No.15456/2018 dated 24.12.2018 @ SRO, Guduvanchery.
 11. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 12. Secretary (H & UD and TNRERA) letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the layout of house sites for the property comprised in S.No.171/2A & 2B of Vandalur Village, Chengelpet Taluk, Kancheepuram District abutting Lakshmi Nagar 3rd Street, Vandalur, Chennai – 600 048, Kattankolathur Panchayat Union limit was examined and layout 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.



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 8th cited as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.9,200/- ✓	B-007397 dated 05.06.2018 & B-007942 dated 20.08.2018 ✓
Development charges for land	Rs.19,000/- ✓	B 008191 dated 01.10.2018 ✓
Layout Preparation charges	Rs.12,000/- ✓	
OSR Charges (for 460 sq.m. extent of land)	Rs.49,80,000/- ✓	
Contribution to Flag Day Fund	RS. 500/- ✓	2567743 to 2567747 dated 28.09.2018 ✓

5. The approved plan is numbered as **PPD/LO. No. 07/2019**. Three copies of layout plan and planning permit **No. 12324** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan before sanctioning of the layout.

7. 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 11th & 12th cited.

Yours faithfully,

d/c
11.1.19

11/1/2019.
for Principal Secretary /
Member Secretary
11/01/2019.

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. Thiru.D.Rajendran & 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. Stock file /Spare Copy

A L
22.1.19