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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.Layout-1/0006/2024

Dated:08.04.2024

To

The Commissioner

Kattankolathur Panchayat Union,
 Kattankolathur - 603 203,
 Chengalpattu District.

Sir,

சென்னை மெட்ரோபாலிட்டன் டீவலப்மென்ட் ஆதாரம்

16 APR 2024

Ref:

காட்டன்வாக்கம் கிராமபஞ்சாயத்து-603 203.

16/4/2024

CMDA- APU - Layout Division - Proposal for laying out of house sites in S.No.171/1 of Mannivakkam Village, Vandalur Taluk, Chengalpattu District, Kattankolathur Panchayat Union Limit - Approved - Reg.

1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0006/2024 dated 05.01.2024.
2. This office letter even No. dated 12.02.2024.
3. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
4. This office letter even No. dated 07.03.2024 addressed to the applicant.
5. Applicant letter dated 11.03.2024 enclosing the receipt for payments.
6. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
7. This office letter even No. dated 14.03.2024 addressed to the applicant enclosing the layout plan.
8. Applicant letter dated 18.03.2024 enclosing original Gift deed for Road area registered as Doc.No.4148/2024 dated 15.03.2024 @ SRO, Gooduvancheri.
9. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
10. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for laying out of house sites in S.No.171/1 of Mannivakkam Village, Vandalur Taluk, Chengalpattu District, Kattankolathur Panchayat Union Limit was examined and the layout 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.

Any person who acquires interest in the property shall ensure indices of title to 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.

For SUGALI ENTERPRISES PVT. LTD.

Director

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.6,825/-	CMDA/PP/Ch/12902/2024 dated 05.01.2024
Development charge	Rs.25,000/-	B-0025079 dated 13.03.2024
Layout Preparation charge	Rs.15,000/-	
Contribution to Flag Day Fund	Rs.500/-	

For SUGALI ENTERPRISES PVT. LTD.
Director

Director

Chennai Metropolitan Development Authority
PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 15802

Date of Permit 06/04/2024

PPD No. 80
L.O 2024

M/S. Sugali Enterprises Pvt Ltd

rep by Thiru. K. Rakesh Kumar

No. 416, V.O.C. 2nd Cross Street

Kodambakkam,

Chennai - 600024.

File No. Layout-1/0006/2024

Name of Applicant with Address

Date of Application 05.01.2024

Nature of Development : Layout/Sub-division of Land/Building construction/
Change in use of Land/Building

Site Address Proposed Laying out of Rameswaram in
S. No. 171/1 of Mannivakkam Village,

Division No. Vandalur Taluk Chengalpattu
District, Kattankulathur
Panchayat Union Limit.

25,000/- B-0025079

Development Charge paid Rs. Challan No. Date 13.3.2024

PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on the building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

For MEMBER SECRETARY

For SUGALI ENTERPRISES PVT. LTD.
Director

For SUGALI ENTERPRISES PVT. LTD.

Director

104/2004
Mrs. Sugali Enterprises Pvt. Ltd.
Rep. of Mr. K. Sugali
No. 116, 100 ft. Cross Street
Kodambakkam
Chennai - 600 034

10867
T.O. No. 80
2004

CONDITIONS

Note : 1. According to Section 79 of the T. & C. P. Act 1971 (Act 85 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated.

the Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

with reference to

For SUGALI ENTERPRISES PVT. LTD.

For SUGALI ENTERPRISES PVT. LTD.

K.D. 
Director