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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-1/12255/2022 **Dated: 28 .02.2023**

To:
The Commissioner,
Mangadu Municipality,
Mangadu,
Chennai 600 122.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house sites in the land comprised in S.No. 482/2B1A1,of Mangadu `B` Village, Kundrathur Taluk, Kancheepuram District, Mangadu Municipality Limit ,– Approved - Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA through online vide SBC No. CMDA/PP/Layout-1/12255/2022 dated 11.08.2022.
2. This office letter even No. dated 09.09.2022 addressed to the applicant.
3. The applicant letter dated 13.10.2022.
4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
5. This office letter even No. dated 26.10.2022 addressed to the applicant.
6. Applicant letter dated 30.11.2022.
7. This office DC Advice letter even No. dated 30.01.2023 addressed to the applicant.
8. Applicant letter dated 09.02.2023 enclosing the receipt for payments.
9. The Principal Secretary to the Government in Letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
10. This office letter even No. dated 10.02.2023 addressed to the applicant enclosing Layout plan.
11. Applicant letter dated 24.02.2023 enclosing a copy of Gift deed for Road, PP-1,PP-2 area registered as **Doc. No.3253/2023 dated 21.02.2023 @ SRO, Kundrathur.**
12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
13. 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 comprised in S.No. 482/2B1A1A, Mangadu `B` Village, Kundrathur Taluk, Kancheepuram District, Mangadu Municipality Limit was examined and 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 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 has remitted the following charges / fees in the reference 8th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.7,365/-	CMDA/PP/Ch/8217/2022/ dated 11.08.2022
Development charge	Rs.30,000/-	B-0022882 dated 02.02.2023
Layout Preparation charge	Rs.15,000/-	
Regularization Charge	Rs.5,00,000/-	
OSR charges	Rs.3,00,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.65 /2023 dated 28 .02.2023** Three copies of layout plan and planning permit **No.15279** 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 12th and 13th cited.

7. The original Gift Deed registered as **Document 3253/2023 dated 21.02.2023 @ SRO, Kundrathur** as in the reference 11th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited, G.O. letter in the 9th cited.

Yours faithfully,

for Senior Planner, Layout

02/02/23

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

Copy to: 1. Thiru.Kishanlal,
Door No.28/41, Kutchery Road,
Mylapore,
Chennai 600 004.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai 600 078.

4. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

5. Stock file /Spare Copy.



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Legal & Documentation Services

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Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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