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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-1/0061/2023 **Dated: 26 .04.2023**

To:

The Commissioner,
Mangadu Municipality,
Mangadu,
Chennai.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house sites in the land comprised in S.No. 482/376 of Mangadu-B village, Kundrathur Taluk, Kanchipuram District, Mangadu Muncipality 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-1/0061/2023 dated 18.02.2023.
2. This office letter even No. dated 20.03.2023 addressed to the applicant.
3. Applicant letter dated 29.03.2023.
4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
5. This office DC Advice letter even No. dated 31.03.2023 addressed to the applicant.
6. Applicant letter dated 12.04.2023 enclosing the receipts for payments.
7. The principal Secretary to the Government in letter No.6731/UD4(1)2022-1 dated 28.10.2022.
8. This office letter even No. dated 13.04.2023 addressed to the applicant enclosing Layout plan.
9. Applicant letter dated 19.04.2023 enclosing a copy of Gift deed for Road area registered as Doc.No.**7434/2023 dated 15.04.2023 @ SRO, Kundrathur.**
10. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
11. 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 in the land comprised in S.No. 482/376 of Mangadu-B village, Kundrathur Taluk, Kanchipuram District, Mangadu Muncipality 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 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.9,105/-	CMDA/PP/Ch/9977/2023/ dated 18.02.2023
Development charge	Rs.32,000/-	B-0023228 dt.11.04.2023
Layout Preparation charge	Rs.15,000/-	
Regularisation Charges	Rs.3,70,000	
OSR Charges	Rs.11,30,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4.The approved plan is numbered as **PPD/LO. No.121/2023 dated 26 .04.2023** Three copies of layout plan and planning permit **No. 15435** 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 10th and 11th cited.

7. The original Gift Deed registered as Doc. No.**7434/2023 date 15.04.2023 @ SRO, Kundrathur** as in the reference 9th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited, G.O. letter in the 7th cited.

Yours faithfully,

for Senior Planner, Layout

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.K.Abayakumar
Old Door No.24 New
No.43, 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. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

4. **The Superintending Engineer**,
Chennai Electricity Distribution Circle, (South-II).
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai-600 078.

5. Stock file /Spare Copy.



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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

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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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