



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
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**Letter No. L1/10080/2018**

**Dated: .02.2019**

To  
**The Commissioner**  
Kundrathur Panchayat Union  
@ Padappai – 601 301  
Kancheepuram District.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –  
Laying out of house sites in S.No.388/4B of Varadharajapuram village,  
Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat  
Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No. L1/2018/000113 dated 13.06.2018.
  2. This office letter even no. dated 06.08.2018 addressed to the Commissioner, Kundrathur Panchayat Union.
  3. The Commissioner, Kundrathur Panchayat Union letter Rc.No.7708/2018/A3 dated 18.09.2018.
  4. This office DC advice letter even no. letter dated 05.10.2018 addressed to the applicant.
  5. Applicant letter dated 29.10.2018 enclosing the receipt of payments and other particulars.
  6. This office letter even No. dated 02.11.2018 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the skeleton plan.
  7. Applicant letter dated 05.12.2018 requesting for revision of road network.
  8. This office letter even No. dated 03.01.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the revised skeleton plan
  9. The Commissioner, Kundrathur Panchayat Union letter Rc.No.665/2019/A3 dated 04.02.2019 enclosing a copy of Gift deed for Road area registered as Doc.No.510/2019 dated 29.01.2019 @ SRO, Padappai.
  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 1<sup>st</sup> cited for the proposed laying out of house sites in S.No.388/4B of Varadharajapuram village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur 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.

19/12/19  
சென்னை மாநகராட்சி

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 5<sup>th</sup> cited as called for in this office letter 4<sup>th</sup> cited respectively:


Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 3,100/- ✓	B-007430 dated 08.06.2018 ✓
Development charge	Rs. 6,500/- ✓	B-008354 dated 29.10.2018 ✓
Layout Preparation charges	Rs. 4,500/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	2568147 to 2568151 dated 29.10.2018 ✓

4. The approved plan is numbered as **PPD/LO. No. 22/2019**. Three copies of layout plan and planning permit **No.12339** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the 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 10<sup>th</sup> & 11<sup>th</sup> cited.

Yours faithfully,

*o/c*  
  
 for Principal Secretary /  
 Member Secretary

2/5

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).

*A*  
 13/2/19

*13/2/2019*

Copy to: 1. Thiru.L.Nagarajan,  
 No.77/35, West Jones Road,  
 Saidapet,  
 Chennai - 600 015.

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

3. Stock file /Spare Copy.

*A*  
 20.2.19