



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/1048/2019

Dated: 18.04.2019

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed laying out of house sites for the land comprised in S.No.382/2 of Kolapakkam Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. PPA received in APU No. L1/2019/0000011 dated 21.01.2019.
 2. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Culvert-Kolapakkam/2018 dated 24.09.2018.
 3. Resolution of Authority in A.R.No.122/2018 dated 14.11.2018.
 4. This office letter No.R1/5006/2018-1 dated 21.01.2019 addressed to the Assistant Director (Government Publication), Directorate of Stationery & Printing, Chennai-02.
 5. This office letter even No. dated 07.02.2019 addressed to the applicant.
 6. Applicant letter dated 13.02.2019.
 7. This office DC Advice letter even No. dated 12.03.2019 addressed to the applicant.
 8. Applicant letter dated 14.03.2019 enclosing the receipt for payments.
 9. This office letter even No. dated 15.03.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the skeleton plan.
 10. The Commissioner, Kundrathur Panchayat Union letter Rc.No.2383/2019/A3 dated 02.04.2019 enclosing a copy of Gift deed for Road area registered as Doc.No.2558/2019 dated 28.03.2019 @ SRO, Pammal.
 11. TNGG Notification Issue No.14 dated 03.04.2019.
 12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 13. The 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 for the land comprised in S.No.382/2 of Kolapakkam Village, Pallavaram 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.



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. 2,950/-	B-008843 dated 21.01.2019
Development charge	Rs. 8,000/-	B-009710 dated 14.03.2019
Layout Preparation charges	Rs. 4,000/-	
Contribution to Flag Day Fund	Rs. 500/-	649455 dated 14.03.2019

4. The approved plan is numbered as **PPD/LO. No. 48/2019**. Three copies of layout plan and planning permit **No.12366** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of all the conditions stipulated by PWD in their letter No.DB/T5(3)/F-Culvert-Kolapakkam/2018 dated 24.09.2018 and shall obtain a letter from PWD confirming the compliance of conditions, 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 & 13th cited.

Yours faithfully,

o/c
15/4/19
for Senior Planner, MSB

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. M/s.VGN Enterprises Pvt. Ltd.,
Rep. by its Authorised Signatory
Thiru.B.R.Nandakumar,
No.333, Poonamallee High Road,
Amaidakarai, Chennai – 600 029.

16/4/19
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. The Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 2nd cited).

4. Stock file /Spare Copy