



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. L1/11527/2018 ✓

Dated: 31 .01.2019 ✓

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.35/1 of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. PPA received in APU letter No.L1/2018/000134 dated 03.07.2018. ✓
 2. This office letter even No. dated 18.07.2018 addressed to the C.E., PWD, WRD, Chennai Region. ✓
 3. This office letter even No. dated 11.10.2018 addressed to the SRO Padappai. ✓
 4. The Sub-Registrar, Padappai Letter No. 204/2018, dated 16.10.2018. ✓
 5. This office DC advise letter even no. dated 29.10.2018 addressed to the applicant. ✓
 6. Applicant letter dated 15.11.2018 enclosing the receipts of payments. ✓
 7. The C.E., PWD, WRD, Chennai Region letter No. DB/T5(3)I-Varadharajapuram-III/2018/M dated 14.12.2018. ✓
 8. This office letter even No. dated 20.12.2018 addressed to the Commissioner, Kundrathur Panchayat Union @ Padappai. ✓
 9. The Commissioner, Kundrathur Panchayat Union @ Padappai letter Rc.No.14300/2018/A3 Dated 04.01.2019 enclosing a copy of Gift deed for Road area registered as Doc.No.22/2019 dated 03.01.2019 @ SRO, Padappai. ✓
 10. G.O.No.112, H&UD Department dated 22.06.2017. ✓
 11. Secretary (H & UD and TNRERA) Lr.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 S.No.35/1 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.



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. 9,000/- ✓	B-007607 dated 02.07.2018 ✓
Development charge	Rs. 18,500/- ✓	B-008457 dated 16.11.2018
Layout Preparation charges	Rs. 13,000/- ✓	
OSR Charges (for 420 sq.m. of area)	Rs. 27,29,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	2568431 to 2568435 dated 16.11.2018 ✓

4. The approved plan is numbered as **PPD/LO. No. 12/2019**. Three copies of layout plan and planning permit **No.12329** 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)I-Varadharajapuram-III/2018/M dated 14.12.2018 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 10th & 11th cited.

Yours faithfully,

o/c
31/1/19
 for Principal Secretary /
 Member Secretary *2/5*
31/01/2019

31/1/19
 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. Aaditra Properties,
 Rep. by its Proprietor Thiru. D.Gunasekaran,
 No.54, 'U' Block, 5th Main Road,
 Anna Nagar, Chennai – 600 040

A. J. S. 1-2-19
 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. 7th cited).

4. Stock file /Spare Copy