

**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. L1/13007/2016**Dated: 24/04.2017**

To

1. The Executive Officer

Perungalathur Town Panchayat
Perungalathur, Chennai - 63.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed Sub-division of the property into house sites comprised in S.No. 116/1 & 3 of Perungalathur village, Tambaram Taluk, Kancheepuram District, Perungalathur Town Panchayat limit - Approved - Reg.

Ref: 1. PPA received in APU No. L1/2016/000574 dated 12.08.2016.
2. Applicant letter even no. dated 27.09.2016 & 06.10.2016.
3. This office DC advice letter even No. dated 06.01.2017 addressed to the applicant.
4. Applicant letter dated 13.01.2017.
5. This office letter even no. dated 25.01.2017 addressed to the Executive officer, Perungalathur Town Panchayat.
6. Letter RC. No. 64/2017/A2 dated 03.04.2017 received from the Executive Officer, Perungalathur Town Panchayat enclosing the Gift Deed for Roads area registered as Doc.No.1028/2017 dated: 21.03.2017 @ SRO, Padappai.

The proposal received in the reference 1st cited for the proposed Sub-division of the property into house sites comprised in S.No. 116/1 & 3 of Perungalathur village, Tambaram Taluk, Kancheepuram District, Perungalathur Town Panchayat limit was examined and sub-division plan has been revised 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 as called for in this office letter 3rd cited:



Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 4,200/- ✓ ✓	B 002033 dated 12.08.2016.
Development Charge for land	Rs. 8,500/- ✓ ✓	B 003335 dated 13.01.2017. ✓
Layout Preparation charges	Rs. 2,400/- ✓ ✓	
Contribution to Flag Day Fund	RS. 500/- ✓ ✓	

4. The approved plan is numbered as **PPD/LO.No.10/2017**. Three copies of sub-division plan and planning permit **No.9374** are sent herewith for further action.

Yours faithfully,

for MEMBER SECRETARY

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

Copy to:

1. Thiru P.S.Reddy (GPA)
on behalf of Yerram Reddy Srinivasalu Reddy &
Chandrasekara Reddy,
No. 145, Raja Gopalan Street,
Devi Karumariamman Nagār,
Valasaravakkam, Chennai – 600 087.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. Stock file /Spare Copy

20/04/2017

20/04/2017

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1 -> MS

20/04/2017