



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/13804/2019

Dated: 30.10.2019

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed sub-division of house sites in S.No.181/1 part, 2 & 3 of Malayambakkam Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit - Approved - Reg.

- Ref:
1. PPA received in APU No.L1/2019/000189 dated 14.08.2019.
 2. Applicant letter dated 26.08.2019 enclosing the receipt No.281-08/19-490 dated 22.08.2019 for payment made to TANGEDCO towards disconnection works (DCN) for shifting of LT line.
 3. This office letter even No. dated 05.09.2019 addressed to the Applicant.
 4. Applicant letter dated 09.09.2019.
 5. This office letter even No. dated 18.09.2019 addressed to the Sub-Registrar, Kundrathur.
 6. The Sub-Registrar, Kundrathur letter No.120/2019 dated 19.09.2019.
 7. Applicant letter dated 20.09.2019.
 8. This office letter even No. dated 20.09.2019 addressed to the Sub-Registrar, Kundrathur.
 9. The Sub-Registrar, Kundrathur letter No.120/2019 dated 24.09.2019.
 10. This office DC Advice letter even No. dated 24.09.2019 addressed to the applicant.
 11. Applicant letter dated 27.09.2019 enclosing the receipt for payments.
 12. This office letter even No. dated 01.10.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the skeleton plan.
 13. The Commissioner, Kundrathur Panchayat Union letter RC.No.7673/2019/A3 dated 22.10.2019 enclosing the Gift Deed for handing over of road area registered as Doc.No.16923/2019 dated 17.10.2019 @ SRO, Kundrathur.
 14. G.O.No.112, H&UD Department dated 22.06.2017.
 15. 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 sub-division of house sites in the property comprised in S.No.181/1 part, 2 & 3 of Malayambakkam Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development & 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 in the reference 11th cited has remitted the following charges / fees as called for in this office letter 10th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3,000/-	B-0013522 dated 13.08.2019
Development charge for land	Rs.8,000/-	B-0014207 dated 27.09.2019
Layout Preparation charge	Rs.4,000/-	
Regularization charge for land	Rs.54,000/-	
OSR charge (for 15 sq.m.)	Rs.1,25,000/-	
Flag Day Fund	Rs.500/-	649803 dated 27.09.2019

4. The approved plan is numbered as **PPD/LO. No.117/2019 dated 30.10.2019**. Three copies of sub-division plan and planning permit **No.12739** 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 sub-division.

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 14th & 15th cited.

Yours faithfully,

o/c *[Signature]*
30/10/19
for Chief Planner, MSB/Layout *2/5*

Enc: 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 sub-division plan since the same is registered).

Copy to: 1. Thiru.S.R.Jayakumar,
S/o Ramachandran,
No.1/209, Vellalar Street,
Malayambakkam,
Chennai-600 123.

2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved sub-division plan). *[Signature]*

3. Stock file /Spare Copy

