

**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.inWeb site: www.cmdachennai.gov.in**Letter No. L1/14227/2016** — |**Dated: 20/02.2017**

To
The Commissioner
Kundrathur Panchayat Union @ Padappai
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
Layout of house sites in S.No. 387/1B, 2, 388/4A, 389/1, 2A, 2B,
390/2, 391/2 & 402/2 of Thirumudivakkam Village, Pallavaram
Taluk, Kancheepuram District, Kundrathur Panchayat Union limit -
Approved - Reg.

- Ref: 1. PPA received in APU No.: L1/2016/000653 dated
08.09.2016.
2. Applicant letter dated 28.09.2016, 06.10.2016 &
19.10.2016.
3. This office DC advice letter even no. dated 16.11.2016
addressed to the applicant.
4. Applicant letter dated 21.11.2016.
5. Applicant letter dated 30.11.2016.
6. This office letter even no. dated 29.01.2017 addressed
to the Commissioner, Villavakkam Panchayat Union.
7. Letter RC. No. 0180/2017/A3 dated 06.02.2017 received from
the Commissioner, Kundrathur Panchayat Union enclosing the
Gift Deed for Roads and Park (OSR) area registered as
Doc.No.315/2017 dated 31.01.2017 @ SRO, Padappai.

The proposal received in the reference 1st cited for the proposed Layout of house sites
in S.No. 387/1B, 2, 388/4A, 389/1, 2A, 2B, 390/2, 391/2 & 402/2 of Thirumudivakkam Village,
Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined
and layout 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 8th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee ✓	Rs. 57,500/-	B 002253 dated 08.09.2016
Development Charge for land ✓	Rs. 1,10,000/-	2816 21.11.2016
Layout Preparation charges ✓	Rs. 61,000/-	B 002966 dated 05.12.2016
Contribution to Flag Day Fund	RS. 500/-	7527308 to 7527312, dt. 21.11.2016

4. The approved plan is numbered as **PPD/LO. No. 03/2017**. Three copies of layout plan and planning permit **No.9367** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan before sanctioning the layout.

Yours faithfully,

e/c

[Signature]
20/02/2017 2/6

for MEMBER SECRETARY

Encl: 1. 3 copies of Layout 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).

[Signature]
17/02/17

[Signature]
17/02/2017

Copy to: 1. M/s. Casa Grande Private Limited,
(PoA of Mr. Mathivanan & 15 Others)
Rep. by its authorized signatory
Thiru V. Vijay kumar Maali
No: 111/59, NPL DEVI,
L.B. Road, Thiruvanmiyur, Chennai.

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

3. Stock file /Spare Copy

[Signature]
28.2.17

1. The Director General of Police Mylapore, Chennai – 600 004. P.B.No: 844550	7. The Director of Fire & Rescue Services No.1, Greams Road Nungambakkam, Chennai – 600 006.
2. The Commissioner of Police Chennai Police, Vepery Chennai – 600 007.	8. The Registrar of Co-operative Society 170, EVR High Road Kilpauk, Chennai – 600 010.
3. The Managing Director Metropolitan Transport Corporation Pallavan house, Anna Salai Chennai – 600 002.	9. The Superintending Engineer TNEB, Chennai Development Circle 144, Anna Salai, Chennai – 600 002.
4. The Post Master General Chennai Region, Chennai – 600 002.	10. The Commissioner Civil Supplies & Consumer Protection Ezhilagam, Chepauk, Chennai – 600 005.
5. The Chief General Manager – Telephone Purasawalkam High Road Purasawalkam, Chennai – 600 007.	11. The Managing Director CMWSSB, No. 1, Pumping Station Road Chennai – 600 002.
6. The Director of School Education College Road, Nungambakkam Chennai – 600 006.	12. The Chief Divisional Manager / Chief Area Manager Indian Oil Corporation No.500, Anna Salai, Teynampet, Chennai – 600 018.

- 14227
Letter No. L1/16624/2014 2016 2/

Dated: .12.2016

20.02.2017

Sir,

Sub : CMDA – Area Plans Unit – Layout Division – Planning Permission – Layout of house sites in S.No. 387/1B, 2, 388/4A, 389/1, 2A, 2B, 390/2, 391/2 & 402/2 of Thirumudivakkam Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved – Reg.

Ref: P. PPA received APU No.: L1/2016/000653 dated 08.09.2016.

2. T.O. L.O. No. L1/16227/2016-1, dt. 20.02.2017

The proposal received in the reference cited for the Layout of house sites in S.No. 387/1B, 2, 388/4A, 389/1, 2A, 2B, 390/2, 391/2 & 402/2 of Thirumudivakkam Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and approved on 20.02.2017 and numbered as PPD/L.O. No. 03/2017, vide ref. 2nd cited.

In that layout, the area earmarked for public purpose plot would remain reserved for a specific period of one year from the date of approval. If your Department requires any land, you are requested to purchase the plot within a year from the date of approval.

Yours faithfully

for MEMBER SECRETRY

Name & Address of the Developer:

M/s. Casa Grande Private Limited,
(PoA of Mr. Mathivanan & 15 Others)
Rep. by its authorized signatory
Thiru V. Vijay kumar Maali
No. 111/59, NPL DEVI,
L.B. Road, Thiruvannamiyur, Chennai.

