



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. L1/14272/2020

Dated: 28.06.2021

To

The Commissioner

Kundrathur Panchayat Union,
Padappai – 601301
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division of Plot No.46A part, Selva Nagar into 8 No. of house sites in Old S.No.287/1 & 324/2, New S.No.287/5 & 324/9 (as per Patta No.7084) of Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received from the Applicant vide Ref. APU No.L1/2020/000297 dated 28.12.2020.
 2. This office letter even No. dated 06.01.2021 addressed to the Commissioner, Kundrathur Panchayat Union.
 3. This office letter even No. dated 10.02.2021 addressed to the applicant.
 4. The Commissioner, Kundrathur Panchayat Union letter Rc.No.1711/2020/A3 dated 09.04.2021.
 5. Applicant letter dated 15.04.2021.
 6. This office DC Advice letter even No. dated 06.05.2021 addressed to the applicant.
 7. Applicant letter dated 07.06.2021 enclosing receipt of payments.
 8. This office letter even No. dated 11.06.2021 addressed to the applicant.
 9. Applicant letter dated 18.06.2021.
 10. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 11. 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 Plot No.46A part, Selva Nagar into 8 No. of house sites in Old S.No.287/1 & 324/2, New S.No.287/5 & 324/9 (as per Patta No.7084) of Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development and 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 has remitted the following charges / fees in the reference 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.2,500/- ✓	B-0018203 dated 24.12.2020 ✓
Development charge	Rs.6,000/- ✓	B-0019184 dated 07.05.2021 ✓
Layout Preparation charge	Rs.4,000/- ✓	
Regularization charge	Rs.40,000/- ✓	
Contribution to Flag Day Fund	Rs.500/- ✓	14080 dated 07.05.2021 ✓

4. The approved plan is numbered as **PPD/LO. No.84/2021 dated 28.06.2021**. Three copies of sub-division plan and planning permit **No.14092** are sent herewith for further action.

5. 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
 28/6/21
 for Chief Planner, Layout
 23/06/2021
 2/5

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

- Copy to:
1. Tvl.K.Suresh & 2 Others,
 No.18, Jainush Apartments,
 T.B II Cross Street,
 United India Colony, Kodambakkam,
 Chennai – 600 024.
 2. The Deputy Planner, — *Mus 30/6/21*
 Master Plan Division,
 CMDA, Chennai-8.
 (along with a copy of approved sub-division plan).
 - 3 Stock file /Spare Copy