



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. L1/14307/2018 ✓

Dated: 5 .02.2019

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.390/1 ✓ of Varadharajapuram village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No. L1/2018/000177 dated 03.08.2018. ✓
 2. This office letter even no. dated 26.09.2018 addressed to the applicant. ✓
 3. This office DC advice letter even no. letter dated 05.10.2018 addressed to the applicant. ✓
 4. Applicant letter dated 12.10.2018 enclosing the receipt of payments and other particulars. ✓
 5. This office letter even No. dated 31.10.2018 addressed to the Commissioner, Kundrathur Panchayat Union @ Padappai. ✓
 6. The Commissioner, Kundrathur Panchayat Union letter Rc.No.13483/2018/A3 dated 31.12.2018 enclosing a copy of Gift deed for Road area registered as Doc.No.7737/2018 dated 24.12.2018 @ SRO, Padappai. ✓
 7. G.O.Ms.No.112, H&UD Department dated 22.06.2017. ✓
 8. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017. ✓

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The proposal received in the reference 1st cited for the proposed laying out of house sites in S.No.390/1 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.

7/12/19
சென்னை மாநகராட்சி

3. Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due.

4. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

5. You are also requested to furnish the following particulars as called for in the reference 2nd cited:

- i. A self-declaration in Rs.20/- stamp paper duly notarized indemnifying CMDA in the form of affidavit to the effect that the applicant will be liable for all future consequences in case of the land falling under land ceiling, land reforms or land acquisition.
- ii. Google Satellite Imagery for the site under reference showing the surrounding developments to a radius of 500m.
- iii. Patta-Pass Book (Patta No.394) furnished is to be duly attested by a Deputy Tahsildar (or) ancestral property certificate for the site under reference issued by Deputy Tahsildar.
- iv. Copy of Sale Agreement Document No.3190/2018 as found in the Encumbrance Certificate.

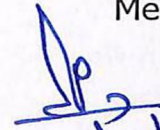
6. On compliance / fulfillment of the above, the skeleton plans showing road spaces to be handed over to the Local Body will be sent to the Commissioner, Kundrathur Panchayat Union.

Yours faithfully,

o/e

Rs 571018

for Principal Secretary /
Member Secretary


04/10/2018

Copy to:-

1. **The Commissioner,**
Kundrathur Panchayat Union
@ Padappai, Kancheepuram District.
2. **The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai-600 008.