



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Egmore, Chennai - 600 008
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Letter No. L1/14651/2019

Dated: 22.11.2019

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 the property comprised in S.No.41/2B of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:**
1. PPA for sub-division of house sites received in APU No. L1/2019/000210 dated 30.08.2019.
 2. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Varadharajapuram -I/2018/M dated 22.04.2019.
 3. Applicant letter dated 25.09.2019.
 4. This office DC Advice letter even No. dated 10.10.2019 addressed to the applicant.
 5. Applicant letter dated 16.10.2019 enclosing the receipt for payments.
 6. This office letter even No. dated 17.10.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the Skeleton plan.
 7. The Commissioner, Kundrathur Panchayat Union letter R.C.No.8131/2019/A3 dated 13.11.2019 enclosing the Gift Deed for handing over of Road area & PP site registered as Document Doc. No.8225/2019 dated 06.11.2019 @ SRO, Padappai.
 8. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 9. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the sub-division of house sites in the property comprised in S.No.41/2B of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and sub-division 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.

3. The applicant in the reference 5th cited has remitted the following charges / fees as called for in this office letter 4th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.1,600/-	No.B-0013793 dated 29.08.2019
Development charge	Rs.6,000//	B-0014410 dated 15.10.2019
Layout Preparation charge	Rs.4,000/-	
Flag Day Fund	Rs.500/-	2762144 to 2762148 dated 15.10.2019

4. The approved plan is numbered as **PPD/LO. No.127/2019 dated 22.11.2019**. Three copies of sub-division plan and planning permit **No.12749** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 2nd cited and shall obtain a letter from PWD confirming the compliance of conditions, 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 8th & 9th cited.

Yours faithfully,

o/c

2/5
22/11/19

for Chief Planner, MSB/Layout

22/11/19

22/11/19

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 sub-division plan since the same is registered).

- Copy to:
1. M/s.Land Bazzar, represented by its Proprietor Thiru.R.Ravi Kumar, No.L/1264, 6th Main Road, Thiruvalluvar Nagar, Thiruvanmiyur, Chennai - 600 041.
 2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
 3. The Chief Engineer, WRD, Chennai Region (PWD), Chepauk, Chennai - 600 005.
(along with a copy of approved sub-division plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 2ND cited).
 4. Stock file /Spare Copy

