



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,

Egmore, Chennai - 600 008

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Letter No. L1/15271/2018

Dated: 07.11.2018

To
The Executive Officer
Kundrathur Town Panchayat,
Kundrathur,
Chennai – 600 069.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of Public Purpose Plot No.II lying in CMDA Approved Layout PPD/LO No.15/2017 dated 06.06.2017 into house sites comprised in S.No.449/1 part, 451/1Bpart & 451/2part of Kundrathur Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2018/000188 dated 13.08.2018.
 2. Layout of house sites approved vide PPD/LO No.15/2017 in this office letter No. L1/13855/2016-1 dated 06.06.2017.
 3. *Applicant* Your letter dated 04.10.2018.
 4. This office DC Advice letter even No. dated 26.10.2018 addressed to the Applicant.
 5. Applicant letter dated 13.11.2018 enclosing the receipts for payment.
 6. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 7. 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 Public Purpose Plot No.II lying in CMDA Approved Layout PPD/LO No.15/2017 dated 06.06.2017 into house sites comprised in S.No.449/1 part, 451/1Bpart & 451/2part of Kundrathur Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat 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 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. 2,500/- ✓	B-007902 dated 10.08.2018
Layout Preparation charges	Rs. 4,500/- ✓	B-008420 dated 12.11.2018
Contribution to Flag Day Fund	RS. 500/- ✓	2568325 to 2568329 dated 12.11.2018

4. The approved plan is numbered as **PPD/LO. No. 74/2018**. Three copies of layout plan and planning permit **No. 12306** 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 6th & 7th cited

Yours faithfully,

o/c
16/11/2018

19/11/18
for Principal Secretary /
Member Secretary

2/5

16/11/2018

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).

Copy to: 1. The Chennai Metropolitan Co-operative Housing Society,
No.50, Ritherdon Road,
Vepery, Chennai – 600 007.

2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. Stock file /Spare Copy

29.11.18

