



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
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**Letter No. L1/17118/2018**

**Dated: .12.2018**

To  
**The Commissioner**  
Kundrathur Panchayat Union,  
@ Padappai – 601 301,  
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –  
Layout of house sites for the property comprised in S.Nos.231/1 & 395  
of Gerugambakkam village, Alandur Taluk, Kancheepuram District,  
Kundrathur Panchayat Union Limit - Approved - Reg.

- Ref:
1. The layout proposal received in APU No. L1/2018/000225 dated 11.09.2018.
  2. Applicant letter dated 11.10.2018 & 16.10.2018.
  3. This office letter even No. dated 17.10.2018 addressed to the applicant.
  4. This office DC Advice letter even No. dated 29.10.2018 addressed to the applicant.
  5. Applicant letter dated 30.10.2018 enclosing the receipt of payments and other particulars.
  6. This office letter even no. dated 12.11.2018 addressed to the Commissioner, Kundrathur Panchayat Union.
  7. The Commissioner Kundrathur Panchayat Union letter RC. No. 11648/2018/A3 dated 22.11.2018 enclosing the Gift Deed registered as Doc. No.8461/2018 dated 20.11.2018 @ SRO, Pammal.
  8. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  9. Secretary (H & UD and TNRERA) letter No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for the Layout of house sites for the property comprised in S.Nos.231/1 & 395 of Gerugambakkam village, Alandur 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.

3. 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.



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

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.6,000/-	B 008088 dated 07.09.2018
Development charges for land	Rs.9,500/-	B 008370 dated 30.10.2018
Layout Preparation charges	Rs.6,000/-	
Contribution to Flag Day Fund	RS. 500/-	2568189 to 2568193 dated 30.10.2018

5. The approved plan is numbered as **PPD/LO. No. 80/2018**. Three copies of layout plan and planning permit **No. 12312** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan and the site has to be filled up with reference to the adjoining developments, before sanctioning of the layout.

7. 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 8<sup>th</sup> & 9<sup>th</sup> cited.

Yours faithfully,

for Principal Secretary /  
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).

Copy to:

1. Thiru.P.Chowdappa,  
No.27, Kamaraj Salai,  
Ashok Nagar,  
Chennai – 600 083.
2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved sub-division plan).
3. Stock file /Spare Copy

A. K. S.  
12.12.18