



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. L1/17641/2017

Dated: .06.2018

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – sub-division of house sites in S.No.211/2A1, 2A2 & 2B of Naduveerapattu Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for sub-division of house sites received in APU No. L1/2017/000753 dated 07.12.2017.
 2. This office DC Advice letter even No. dated 11.04.2018 addressed to the applicant.
 3. Applicant letter dated 12.04.2018 enclosing the receipts for payment.
 4. This office letter even No. dated 13.04.2018 addressed to the Commissioner, Kundrathur Panchayat Union @ Padappai.
 5. The Commissioner, Kundrathur Panchayat Union @ Padappai letter Rc.No.2931/2018/A3 dated 15.05.2018 enclosing the Gift Deed for Road registered as Document No.2168/2018 dated 02.05.2018 @ SRO, Padappai.
 6. The applicant letter dated 31.05.2018.
 7. G.O.No.112, H&UD Department dated 22.06.2017.
 8. 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 house sites in S.No.211/2A1, 2A2 & 2B of Naduveerapattu 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 has remitted the following charges / fees in the reference 3rd cited as called for in this office letter 2nd cited respectively:

| Description of charges | Amount | Receipt No. & Date |
|-------------------------------|---------------|-----------------------------|
| Scrutiny fee | Rs. 1,800/- ✓ | B-006166 dated 07.12.2017 ✓ |
| Development charge | Rs. 3,500/- ✓ | B-007063 dated 12.04.2018 ✓ |
| Layout Preparation charges | Rs. 2,000/- ✓ | 634640 dated 12.04.2018 ✓ |
| Contribution to Flag Day Fund | Rs. 500/- ✓ | |

4. The approved plan is numbered as **PPD/LO. No. 41/2018**. Three copies of sub-division plan and planning permit **No.11572** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan before sanctioning the layout.

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 7th & 8th cited.

Yours faithfully,

for Member Secretary /
Principal Secretary

o/c
Rk
6-6-18

12/6/18 3/4
18/06/2018

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. Thiru.D.Williams,
No.50, Village Street,
Manali,
Chennai – 600 068.

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. Kumar
18-6-18