



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/18589/2018

Dated: 07.07.2019

To

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in the property comprised in S.Nos.344/7A1A2 & 344/6C2 of Naduveerapattu Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. PPA forwarded by the Commissioner, Kundrathur Panchayat Union in letter RC.No.4985/2018/A3 dated 12.09.2018 (received on 15.10.2018).
 2. This office letter even No. dated 02.01.2019 addressed to the applicant.
 3. Applicant letter dated 10.01.2019 enclosing receipt for payment of Scrutiny Fee. 21.01.2019
 4. This office letter even No. dated 12.03.2019 addressed to the applicant.
 5. Applicant letter dated 20.02.2019.
 6. This office letter even No. dated 27.02.2019 addressed to the applicant. 12.03.2019
 7. This office letter even No. dated 21.01.2019 addressed to the SRO, Padappai.
 8. The Sub-Registrar, Padappai letter No.8/2019 dated 18.03.2019.
 9. Applicant letter dated 21.03.2019.
 10. This office DC advice letter even no. letter dated 22.03.2019 addressed to the applicant.
 11. Applicant letter dated 22.04.2019 received on 23.04.2019 enclosing the receipt of payments.
 12. This office letter even No. dated 29.04.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the Skeleton plan.
 13. The Commissioner, Kundrathur Panchayat Union letter Rc.No.4985/2018/A3 dated 21.06.2019 enclosing the Gift Deed for handing over of road area registered as Document No.4326/2019 dated 17.06.2019 @ SRO, Padappai.
 14. G.O.No.112, H&UD Department dated 22.06.2017.
 15. 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 layout of house sites in the property comprised in S.Nos.344/7A1A2 & 344/6C2 of Naduveerapattu 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.

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 in the reference 11th cited has remitted the following charges / fees as called for in this office letter 10th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 3,000/- ✓	B-008811 dated 10.01.2019
Development charge for land	Rs. 7,000/- ✓	B-0010946 dated 23.04.2019
Layout Preparation charge	Rs. 5,000/- ✓	
OSR charge (for 106 sq.m.)	Rs.3,10,000/- ✓	2760566 to 2760570 dated 23.04.2019
Flag Day Fund	Rs. 500/- ✓	

© R.C. for Land

Rs. 55,000/- B-0010946 dated 23.04.2019

5. The approved plan is numbered as **PPD/LO. No.73/2019**. Three copies of layout plan and planning permit **No.12392** are sent herewith for further action.

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 14th & 15th cited.

Yours faithfully,

4/5/19

o/c

for Senior Planner, MSB/Layout

03/11/19

02/07/2019

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.S.Jagannathan,
Door No.3.277, Ettiamman Koil Street,
Naduveerapattu, Ettayapuram
Chennai – 600 044.

2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).

A-Luni 11-7-19

3. Stock file /Spare Copy