

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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Egmore, Chennai - 600 008  
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**Letter No. L1/1866/2018-1****Dated: 18.02.2019**

To

**The Commissioner**

Kundrathur Panchayat Union

@ Padappai – 601 301

Kancheepuram District.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.Nos.114/6,7,8B & 9A2 of Naduveerapattu village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No. L1/2018/000019 dated 02.02.2018.
  2. Applicant letter dated 28.02.2018 & 11.07.2018.
  3. This office letter even no. dated 05.09.2018.
  4. Applicant letter dated 06.09.2018 & 10.09.2018.
  5. The Chief Engineer (WRD), PWD letter No.DB/T5(3)/F-Naduveerapattu-I/2017/M dated 05.10.2017.
  6. This office DC advice letter even no. letter dated 16.10.2018 addressed to the applicant.
  7. Applicant letter dated 17.10.2018 and 31.10.2018 enclosing the receipt of payments.
  8. This office letter even no. dated 09.11.2018 addressed to the Commissioner, Kundrathur Panchayat Union.
  9. Applicant letter dated 12.11.2018 requesting for revision in the skeleton plan.
  10. This office letter even No. dated 10.01.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the revised Skeleton Plan.
  11. The Commissioner, Kundrathur Panchayat Union letter Rc.No.388/2019/A3 dated 28.01.2019 enclosing the copy of Gift Deed for road and park area registered as Doc.No.336/2019 dated 22.01.2019 @ SRO, Padappai.
  12. Applicant letter dated 29.01.2019 & 04.02.2019.
  13. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
  14. Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites in S.Nos.114/6,7,8B & 9A2 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.

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 7<sup>th</sup> cited as called for in this office letter 6<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 21,500/- ✓	B-007604 dated 02.02.2018 B-006548
Development charge	Rs. 44,000/- ✓	B-008299 dated 17.10.2018 ✓
Layout Preparation charges	Rs. 14,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	2568174 to 2568178 ✓ dated 31.10.2018

4. The approved plan is numbered as **PPD/LO. No.23/2019**. Three copies of layout plan and planning permit **No.12340** are sent herewith for further action.

5. You are requested to ensure that road and Park are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 5<sup>th</sup> cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout 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 13<sup>th</sup> & 14<sup>th</sup> cited.

Yours faithfully,

*o/c*  
*15/2/19*  
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. M/s.Ashok Nandavanam Properites Private Limited & Tmt.A.Devi GPA on behalf of Thiru.N.R.Manigandan, No.11, F - Block, 2<sup>nd</sup> Main Road, Anna Nagar East, Chennai - 600 102.
  2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8. *[-2] 21/2/19*  
(along with a copy of approved layout plan).
  3. The Chief Engineer, WRD, Chennai Region (PWD), Chepauk, Chennai - 600 005.  
(along with a copy of approved layout plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 5<sup>th</sup> cited).
  4. Stock file /Spare Copy

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