

**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](mailto:mscmda@tn.gov.in)Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)**Letter No. L1/18698/2016****Dated: 31/08.2017**

To  
The Commissioner  
Kundrathur Panchayat Union @ Padappai,  
Kancheepuram District.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Conversion of Public Purpose Plot Nos.II & III into residential use and sub-division of the same as residential plots lying in an approved layout PPD/LO No.20/2015 comprised in S.No.274 part, 275/1 part & 2 part and 276/1 part of Tharapakkam village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

Ref: 1. PPA received in APU No.L1/2016/000827 dated 08.12.2016.  
2. Layout approved vide PPD/LO No.20/2015 in letter No.L1/16431/2014 dated 08.06.2015.  
3. Applicant letter dated 23.03.2017.  
4. This office DC Advice letter even No. dated 11.08.2017 addressed to the applicant.  
5. Applicant letter dated 16.08.2017 enclosing the receipt for payments.

The proposal received in the reference 1<sup>st</sup> cited for the conversion of Public Purpose Plot Nos.II & III into residential use and sub-division of the same as residential plots lying in an approved layout PPD/LO No.20/2015 comprised in S.No.274 part, 275/1 part & 2 part and 276/1 part of Tharapakkam village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and sub-division 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.

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 as called for in this office letter 4<sup>th</sup> cited:

| Description of charges        | Amount      | Receipt No. & Date                         |
|-------------------------------|-------------|--------------------------------------------|
| Scrutiny Fee                  | Rs. 2,200/- | B-002992 & B-002993, both dated 08.12.2016 |
| Layout Preparation charges    | Rs. 3,000/- | B-005328 dated 16.08.2017                  |
| Contribution to Flag Day Fund | Rs. 500/-   | 0665798 to 0665802 dated 16.08.2017        |

5. The approved plan is numbered as **PPD/LO. No. 39/2017**. Three copies of layout plan and planning permit **No.11503** are sent herewith for further action.

Yours faithfully,

o/c  
29/08/2017

for MEMBER SECRETARY  
31/08/2017

- 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 Properties Pvt. Ltd.  
No.12, F- Block, 2<sup>nd</sup> Main Road  
Anna Nagar East,  
Chennai – 600 102.

A. Lami

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