



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. L1/18699/2016

Dated: 09/06.2017

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Conversion of Public Purpose Plot No.IV into residential use and
sub-division as residential plots in S.No.275/2 part of
Tharapakkam village, Pallavaram Taluk, Kancheepuram District,
Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. PPA received in APU No.L1/2016/000828 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 15.05.2017 addressed to the applicant.
 5. Applicant letter dated 17.05.2017 enclosing the receipt for payments.

The proposal received in the reference 1st cited for the conversion of Public Purpose Plot No.IV into residential use and sub-division as residential plots in S.No.275/2 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 4th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.600/-	B 002994 dated 08.12.2016
Balance Scrutiny Fee	Rs. 300/-	B 004527 dated 18.05.2017
Layout Preparation charges	Rs. 1,000/-	
Contribution to Flag Day Fund	Rs. 500/-	334921 dated 18.05.2017

5. The approved plan is numbered as **PPD/LO. No. 19/2017**. Three copies of sub-division plan and planning permit **No.9383** are sent herewith for further action. .

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

Yours faithfully,

O/c

[Handwritten Signature]
09/06/2017

for MEMBER SECRETARY

Encl: 1. 3 copies of sub-division 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).

[Handwritten Signature]
09/06/17

[Handwritten Signature]
09/06/2017

Copy to: 1. M/s.Ashok Nandavanam Properties Pvt. Ltd.
No.12, F- Block, 2nd Main Road
Anna Nagar East,
Chennai – 600 102.



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

3. Stock file /Spare Copy