



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. L1/19131/2016

Dated: 08.08.2017

To
The Commissioner
Kundrathur Panchayat Union @ Padappai
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Sub-division of house sites in S.Nos. 120/3A & 3B of
Tharapakkam village, Pallavaram Taluk, Kancheepuram District.,
Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Sub-division proposal received vide reference APU No.L1/2016/000848 dated 20.12.2016.
 2. This office DC advice letter even no. dated 20.03.2017 addressed to the applicant.
 3. Applicant letter dated Nil received on 27.03.2017 enclosing the receipts of the payments.
 4. This office letter even No. dated 04.04.2017 addressed to the Commissioner, Kundrathur Panchayat Union.
 5. Letter RC. No.1179/2017/A3 dated 24.05.2017 received from the Commissioner, Kundrathur Panchayat Union enclosing the Gift Deed for Road area registered as Doc.No.3271/2017 dated 10.05.2017 @ SRO, Pammal.
 6. Applicant letter dated 01.06.2017 & 19.06.2017.

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The proposal received in the reference 1st cited for the proposed Sub-division of house sites in S.Nos. 120/3A & 3B of Tharapakkam village, Pallavaram Taluk, Kancheepuram District., Kundrathur Panchayat Union limit was examined and layout 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.

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.



in thesef. 3rd cited

3. The applicant has remitted the following charges / fees as called for in this office letter 8th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 3,000/-	B 003069 dated 20.12.2016
Development Charge for land	Rs. 6,000/- ✓	B 004038 dated 27.03.2017 ✓
Layout Preparation charges	Rs. 2,000/- ✓	
Contribution to Flag Day Fund	RS. 500/-	334811, dated 27.03.2017 ✓

4. The approved plan is numbered as **PPD/LO. No. 31/2017**. Three copies of Sub-division plan and planning permit **No.9395** are sent herewith for further action.

5. You are requested to ensure that the road is formed as shown in the plan before sanctioning the Sub-division.

Yours faithfully,

o/c
01/08/2017

01/08/2017 2/5

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 Sub-division plan since the same is registered).

Copy to: 1. M/s.Manasarover Foundation Pvt. Ltd.

Rep. by Thiru.M.Rajkumar Jain, (PoA of Tmt.Deepa),
No.465, Erullapannan Street,
Sowcarpet, Chennai – 600 079.

2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.

(along with a copy of approved sub-division plan).

3. Stock file /Spare Copy

→ 2/8