



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. L1/19323/2019

Dated: 10.06.2020

To

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division of house site comprised in S.Nos.565/2A, 2B & 10 of Nandambakkam Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

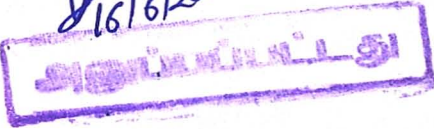
- Ref:
1. PPA received in APU No.L1/2019/000274 dated 21.11.2019.
 2. This office letter even No. dated 23.12.2019 addressed to the applicant.
 3. Applicant letter dated 31.12.2019.
 4. This office letter even No. dated 08.01.2020 addressed to the applicant.
 5. Applicant letter dated 10.01.2020.
 6. This office letter even No. dated 23.01.2020 addressed to the SRO, Padappai.
 7. The SRO Padappai letter No.08/2020 dated 05.02.2020 mentioning the GLV of the site.
 8. This office DC Advice letter even No. dated 10.02.2020 addressed to the applicant.
 9. Applicant letter dated 12.02.2020 enclosing the receipts for payments.
 10. This office letter even No. dated 17.02.2020 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the skeleton plan.
 11. The Commissioner, Kundrathur Panchayat Union letter Rc.No.1275/2020/A3 dated 16.03.2020 enclosing the Gift Deed for handing over of road area registered as Doc. No.2065/2020 dated 09.03.2020 @ SRO, Padappai.
 12. This office letter even No. dated 23.03.2020 addressed to the applicant.
 13. Applicant letter dated 03.06.2020.
 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 sub-division of house site comprised in S.Nos.565/2A, 2B & 10 of Nandambakkam Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development & Building Rules, 2019 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

① Kundrathur
Taluk
(formerly)

16/6/2020



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 in the reference 9th cited 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.4,665/-	B-0014911 dated 20.11.2019
Development charge for land	Rs.14,000/-	B-0015873 dated 12.02.2020
Layout Preparation charge	Rs.4,000/-	
Regularization Charge for land	Rs.95,000/-	
OSR charge (for 64 sq.m.)	Rs.4,20,000/-	0005104 dated 12.02.2020
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.44/2020 dated 10.06.2020**. Three copies of sub-division plan and planning permit **No.13806** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and release of the sub-division.

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,

o/c
10/06/2020
for Chief Planner, Layout

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. Thiruv.V.Ramesh,
GPA on behalf of Tvl.V.Krishnan & 7 others,
No.1/14, Mettu Street,
Nandambakkam,
Chennai – 600 069.

A.L.
16-6-20
The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved sub-division plan).

3. Stock file /Spare Copy