



**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. L1/1969/2016**

**Dated: 22.12.2017**

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.283/1A1A, 1A1B, 1A1C, 1A1D, 1A1E, 1A1F, 1A2, 1A3, 1A4, 1A5, 1A6 & 1A7 of Pazhanthandalam village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. PPA received from the Commissioner, Kundrathur Panchayat Union @ Padappai vide letter RC.No.3191/2015/A3 dated 19.10.2015.
  2. This office letter even No. dated 12.02.2016 addressed to the applicant.
  3. Applicant letter dated 22.02.2016 received on 24.02.2016.
  4. Applicant letter dated 18.10.2016.
  5. This office letter even No. dated 21.10.2016 addressed to the applicant.
  6. Applicant letter dated 04.11.2016 & 20.12.2016.
  7. This office DC Advice letter even No. dated 18.01.2017 addressed to the applicant.
  8. Applicant letter dated 09.02.2017 enclosing the receipts for payment.
  9. This office letter even No. dated 15.02.2017 addressed to the Commissioner, Kundrathur Panchayat Union @ Padappai.
  10. The Commissioner, Kundrathur Panchayat Union @ Padappai letter Rc.No.0533/2017/A3 dated 07.11.2017 enclosing the Gift Deed for Road registered as Document No.5855/2017 dated 02.11.2017 @ SRO, Padappai.
  11. G.O.No.112, H&UD Department dated 22.06.2017.
  12. Secretary (H & UD and TNRERA) Lr.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.283/1A1A, 1A1B, 1A1C, 1A1D, 1A1E, 1A1F, 1A2, 1A3, 1A4, 1A5, 1A6 & 1A7 of Pazhanthandalam 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 8<sup>th</sup> cited as called for in this office letter 7<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 5,000/-	B-00380 dated 22.02.2016
Development charge	Rs. 10,000/-	B-003549 dated 10.02.2017
Layout Preparation charges	Rs. 7,500/-	
Regularisation charges for land	Rs. 80,000/-	
Contribution to Flag Day Fund	Rs. 500/-	334701 dated 10.02.2017

4. The approved plan is numbered as **PPD/LO. No. 60/2017**. Three copies of layout plan and planning permit **No.11527** are sent herewith for further action.

5. You are requested to ensure that roads ~~and Park~~ are formed as shown in the plan 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 14<sup>th</sup> & 15<sup>th</sup> cited.

Yours faithfully,

for 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. Tvl.P.Rengasamy & V.Manimaran,  
No.66/3, Pandy Bazaar,  
T.Nagar,  
Chennai – 600 017.

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

3. Stock file /Spare Copy

DB  
28/12/17

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