



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. L1/21261/2019

Dated 21.02.2020

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 sites in S.No.181/1 part, 6 & 7 of Malayambakkam Village, Kundrathur Taluk (formerly Pallavaram Taluk), Kancheepuram District, Kundrathur Panchayat Union limit - Approved - Reg.

- Ref:**
1. PPA for sub-division of house sites received in APU No.L1/2019/000307 dated 27.12.2019.
 2. This office letter even No. dated 08.01.2020 addressed to the Applicant.
 3. Applicant letter dated 09.01.2020.
 4. This office letter even No. dated 13.01.2020 addressed to the Sub-Registrar, Kundrathur.
 5. The Sub-Registrar, Kundrathur letter No.01/2020 dated 14.01.2020.
 6. This office DC Advice letter even No. dated 20.01.2020 addressed to the applicant.
 7. Applicant letter dated 21.01.2020 enclosing the receipt for payments.
 8. This office letter even No. dated 22.01.2020 addressed to the Commissioner, Kundrathur Panchayat Union enclosing a skeleton plan.
 9. The Commissioner, Kundrathur Panchayat Union letter RC.No.463/2020/A3 dated 07.02.2020 enclosing a copy of Gift deed for Road area registered as Doc.No.1707/2020 dated 04.02.2020 @ SRO, Kundrathur.
 10. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 11. 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 sites in S.No.181/1 part, 6 & 7 of Malayambakkam Village, Kundrathur Taluk (formerly Pallavaram Taluk), Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development and 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 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 in the reference 7th cited as called for in this office letter 6th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 3,000/-	B 0015340 dated 24.12.2019
Development charges for land	Rs.10,000/-	B 0015564 dated 21.01.2020
Layout Preparation charges	Rs. 4,000/-	
Regularization charge	Rs.55,000/-	
OSR charge (for 7 sq.m.)	Rs.60,000/-	
Contribution to Flag Day Fund	Rs. 500/-	

5. The approved plan is numbered as **PPD/LO. No.16/2020 dated 24.02.2020**. Three copies of sub-division plan and planning permit **No.12778** are sent herewith for further action.

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

7. 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 10th & 11th cited.

Yours faithfully,

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. Thiru.R.Rajasekaran & 2 others,
No.1/209, Vellalar Street,
Malayambakkam,
Chennai – 600123.

A. L. S. 25.2.20
The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved sub-division plan).

3. Stock file /Spare Copy.

