



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. L1/2368/2018

Dt. 11.09.2018

To

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

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning
Permission – Layout of house sites in S.No.382/1 of
Kolapakkam Village, Alandur Taluk, Kancheepuram District,
Kundrathur Panchayat Union limit – Approved – Reg.

- Ref:
1. PPA received in APU No. L1/2017/000024 dated 12.02.2018.
 2. This office letter even No. dated 12.03.2018 addressed to the C.E., PWD, WRD, Chennai Region and reminder dated 20.06.2018.
 3. C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Culvert-Kolapakkam/2018 dated 25.06.2018.
 4. Applicant letter dated 28.06.2018.
 5. This office DC advice letter even no. dated 13.07.2018 addressed to the applicant.
 6. Applicant letter dated 17.07.2018 enclosing the receipt of payments.
 7. This office letter even no. dated 31.07.2018 addressed to the Commissioner, Kundrathur Panchayat Union.
 8. The Commissioner, Kundrathur Panchayat Union letter ~~Re.No.1998/2017/A3~~ dated ~~12.07.2017~~ received from enclosing the Gift Deed registered as Doc.No.5635/2018 dated 14.08.2018 @ SRO, Pammal.
 9. Applicant letter dated 03.09.2018.
 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.

16/9/18
சென்னை மாநகராட்சி
RC.No.6770/2018/A3

16/08/2018

The proposal received in the reference 1st cited for the proposed Layout of house sites in S.No.382/1 of Kolapakkam Village, Alandur 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.

3. The applicant in the reference 6th cited has remitted the following charges / fees as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 3,000/-	B-006645 dated 12.02.2018
Development Charge for land	Rs. 6,000/-	B-007720 dated 17.07.2018
Layout Preparation charges	Rs. 3,500/-	
Contribution to Flag Day Fund	RS. 500/-	634925 dated 17.07.2018.

4. The approved plan is numbered as **PPD/LO. No. 56/2018**. Three copies of layout plan and planning permit **No.11587** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of the conditions stipulated by PWD in the reference 3rd cited 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 10th & 11th cited.

Yours faithfully,

o/e
10/09/2018
for Principal Secretary /
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. M/s.VGN Enterprises Pvt. Ltd.,
Rep. by its Director
Thiru.B.R.Nandakumar,
No.333, Poonamallee High Road,
Amaidakarai,
Chennai – 600 029.

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

3. The Chief Engineer,
WRD, Chennai Region (PWD)
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan).

4. Stock file /Spare Copy