



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
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Letter No. L1/3289/2018

Dated: 12.10.2018

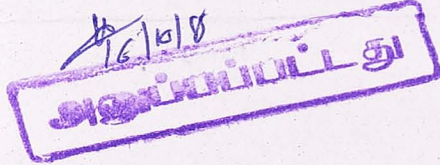
To
The Executive Officer,
Kundrathur Town Panchayat,
Kundrathur,
Chennai – 600 069.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.No.1378/3 of Kundrathur village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat limit – Approved - Reg.

Ref:

1. Planning Permission Application for laying out of house sites received in APU No. L1/2018/000042 dated 27.02.2018.
2. Applicant letter dated 11.04.2018.
3. This office letter even no. dated 14.06.2018 addressed to the SRO Kundrathur.
4. Letter No.3/2018 dated 15.06.2018 received from Sub-Registrar Kundrathur.
5. This office DC advice letter even no. letter dated 19.06.2018 addressed to the applicant.
6. Applicant letter dated 16.07.2018 enclosing the receipt of payments.
7. This office letter even No. dated 31.07.2018 addressed to the Executive Officer, Kundrathur Town Panchayat.
8. The Executive Officer, Kundrathur Town Panchayat letter Rc. No.1147/2018 dated 20.09.2018 enclosing the Gift Deed registered as Doc.No. 13308/2018 dated 12.09.2018 @ SRO, Kundrathur.
9. G.O.(Ms) No.112, H&UD Department dated 22.06.2017.
10. Secretary (H&UD and TNRERA) Lr. No.TNRERA/261/2017 dated 09.08.2017.



The proposal received in the reference 1st cited for the proposed laying out of house sites for the property comprised in S.No.1378/3 of Kundrathur village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat 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.

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 6th cited as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 5,000/-	B 006777 dated 27.02.2018
Development charges for land	Rs. 5,000/- ^{8500/-}	B 007713 dated 16.07.2018
Layout Preparation charges	Rs. 2,000/- ^{3500/-}	
Contribution to Flag Day Fund	RS. 500/-	634922 dated 16.07.2018

Open Space Reservation charges Rs. 24,35,000
5. The approved plan is numbered as **PPD/LO. No. 62/2018**. Three copies of layout plan and planning permit **No.11593** 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 layout.

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 9th & 10th cited.

Yours faithfully,

o/c
11/10/2018
for Principal Secretary /
Member Secretary
11/10/18
2/5

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. Thiru.V.Vijayakumar & V.Paneerselvam,
No.1, Shanmugam Street,
Ankaputhur,
Chennai – 600 070.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. Stock file /Spare Copy

A. L.
30-10-18