



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. L1/3917/2020

Dated: 16.02.2021

To

The Executive Officer,
Peerkankaranai Town Panchayat
Peerkankaranai,
Chennai – 600 063.

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning
Permission – Layout of house sites comprised in S.No.31/2, 3A
& 3B of Peerkankaranai Village, Tambaram Taluk, Chengalpattu
District (formerly Kancheepuram District), Peerkankaranai
Town Panchayat limit – Approved – Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000058 dated 10.03.2020.
 2. Applicant letter dated 20.03.2020.
 3. This office DC Advice letter even No. dated 05.06.2020 addressed to the applicant.
 4. Applicant letter dated 08.06.2020 enclosing the receipt for payments.
 5. This office letter even No. dated 11.06.2020 addressed to the Executive Officer, Peerkankaranai Town Panchayat.
 6. The Executive Officer, Peerkankaranai Town Panchayat letter Rc.No.101/2020/A1 dated 20.01.2021 enclosing the Gift Deed registered as Doc.No.263/2021 dated 18.01.2021 @ SRO, Tambaram.
 7. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 8. 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 in S.No.31/2, 3A & 3B of Peerkankaranai Village, Tambaram Taluk, Chengalpattu District (formerly Kancheepuram District), Peerkankaranai 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.

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

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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 4th cited has remitted the following charges / fees as called for in this office letter 3rd cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.4,800/- ✓	B-0016148 dated 06.03.2020 ✓
Development charges	Rs.14,000/- ✓	B-0016510 dated 08.06.2020 ✓
Layout Preperation Charges	Rs.6,000/- ✓	
Contribution to Flag Day Fund	Rs.500/- ✓	0005248 dated 08.06.2020 ✓

4. The approved plan is numbered as **PPD/LO. No.14/2021**, ^{Dates 16/2/2021} Three copies of layout plan and planning permit **No.14021** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan, before sanctioning and release of 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 7th & 8th cited.

Yours faithfully,

o/c

^{16/2/21}
for Chief Planner, Layout.

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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.L.Venkata Subramaniam,
No.3, Raja Street,
T. Nagar,
Chennai – 600 017.

2. The Deputy Planner, ^{MJC}
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan). ^{17/3/2021}

3. The Superintending Engineer,
Chennai Electricity Distribution Circle, (South-I).
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai-600 078

3. Stock file /Spare Copy