

**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.inWeb site: www.cmdachennai.gov.in**Letter No. L1/429/2019****Dated: 29.04.2019**

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.No.494/2B of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. The Layout proposal received in CMDA vide APU No. L1/2019/000001 dated 02.01.2019.
 2. This office letter even No. dated 21.01.2019 addressed to the applicant.
 3. Applicant letter dated 15.02.2019.
 4. This office letter even No. dated 08.03.2019 addressed to the SRO, Padappai.
 5. The Sub-Registrar, Padappai letter No.8/2019 dated 11.03.2019.
 6. This office DC advice letter even no. dated 13.03.2019 addressed to the applicant.
 7. Applicant letter dated 19.03.2019 enclosing the receipt of payments.
 8. This office letter even No. dated 21.03.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the Skeleton plan.
 9. The Commissioner, Kundrathur Panchayat Union letter Rc.No.2608/2019/A3 dated 09.04.2019 enclosing the Gift Deed for handing over of road area registered as Document No.2445/2019 dated 04.04.2019 @ SRO, Padappai.
 10. G.O.(Ms) No.112, H&UD Department dated 22.06.2017.
 11. The 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.494/2B of Varadharajapuram 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.

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. 12,000/-	B-008740 dated 28.12.2018
Development charges for land	Rs. 25,000/-	B-009902 dated 19.03.2019
Layout Preparation charges	Rs. 13,000/-	
OSR charges (for 270 sq.m.)	Rs.17,55,000/-	
Contribution to Flag Day Fund	Rs. 500/-	649469 dated 19.03.2019

5. The approved plan is numbered as **PPD/LO. No. 55/2019**. Three copies of layout plan and planning permit **No.12374** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan, before sanctioning and release 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 10th & 11th cited.

Yours faithfully,

o/c

for Senior Planner, MSB

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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).

26/04/2019.

- Copy to:
1. Thiru.C.B.Senthil Madhavan,
New No.24, Old No.4, Chandrappa Mudali Street,
Sowcarpet,
Chennai - 600 079.
 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. S.
6.5.19

