

**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. L1/4397/20156**Dated: .05.2017**

To

Executive Officer,

Perungalathur Town Panchayat, *Perungalathur, Chennai - 63.*
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application -
Sub - Division of house sites in S.No. 395/1A2A & S.No.1A2B of
Perungalathur Village, Tambaram Taluk, Kancheepuram District,
Perungalathur Town Panchayat limit - Approved - Reg.

- Ref:
1. Planning Permission Application for Sub - Division of house sites received in letter dated:09.03.2016.
 2. This office letter even no. dated 29.03.2016 addressed to the C.E., WRD, Chennai Region (PWD).
 3. Applicant letter dated 15.04.2016.
 4. This office letter even no. dated 31.05.2016 addressed to the applicant & the Chief Engineer, WRD, Chennai Region (PWD).
 5. Applicant letter dated 16.06.2016, *received on 21.06.2016.*
 6. This office letter even no. dated 01.07.2016 addressed to the applicant & the Chief Engineer, WRD, Chennai Region (PWD).
 7. Applicant letter dated 18.07.2016.
 8. Letter No. T1/395/Perungalathur/2015 dated 11.08.2016 *16* received from the C.E., WRD, Chennai Region.
 9. Minutes of the CSO meeting held on 09.12.2016.
 10. This Office DC advice letter no. dated 09.01.2017 addressed to the applicant.
 11. Applicant letter dated 13.01.2017.
 12. This Office letter even no. dated 20.01.2017 addressed to the Executive Officer, Perungalathur Town Panchayat.
 13. Applicant letter dated 01.12.2016.
 14. Letter RC. No. 53/2017/A2 dated 03.04.2017 received from the Executive Officer, Perungalathur Town Panchayat. *enclosing the Gift Deed Doc.No. 1182/2017 Dt. 27.03.2017.*

The proposal received in the reference 1st cited for the proposed Sub - Division of house sites comprised in S.No. 395/1A2A & S.No.1A2B, Perungalathur Village, Tambaram Taluk, Kancheepuram District, Perungalathur Town Panchayat limit was examined and sub-division 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 has remitted the following charges / fees as called for in this office letter 10th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 6,000/-	B 000614 dated 10.03.2016.
Development Charge for land	Rs. 6,000/-	B 003337 dated 13.01.2017.
Layout Preparation charges	Rs. 3,000/-	
Contribution to Flag Day Fund	RS. 500/-	

4. The approved plan is numbered as **PPD/LO.No.13/2017**. Three copies of sub-division plan and planning permit **No.9377** are sent herewith for further action.

5. The applicant has to raise the level of the site on par with the level of the nearby developments or to a height of 1m as prescribed in the DR 1(24), whichever higher, and Stilt Floor must

- 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 Layout plan since the same is registered).

Yours faithfully,

for MEMBER SECRETARY

Copy to:

1. Tvl.P.S.Viswanathan & Mrs.Padmavathy Viswanathan, D2,Lakshmi Kureba, Sangaran Street, Chrompet, Chennai – 600044.
2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8. (along with a copy of approved Layout plan).

4. Stock file /Spare Copy

3. The Chief Engineer, Water Resource Department, Chennai Region (PW2) Chepouk, Chennai – 600005.

(X) He provided while taking up construction in the plots covered in the sub-division approval.