



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. L1/4398/2016 - 1

Dated: 26.06.2018

To
The Commissioner
Kundrathur Panchayat Union @ Padappai,
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
S.Nos. 2/1, 2, 3 & 4, 3/1, 2, 3A, 3B, 4 & 5, 4/1, 2 & 3, 5/1B1,
13/1, 2A2, 2B1, 2C1 & 3 and 15/1 of Sirugavur Village,
Madhavaram Taluk, Thiruvallur District, Puzhal Panchayat Union
Limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2016/000232 dated 21.03.2016.
 2. This office letter even No. dated 17.03.2016.
 3. Applicant letter dated 16.09.2016, 01.11.2016, 01.12.2016, 21.12.2016, 23.12.2016 & 04.01.2017.
 4. This office letter even No. dated 20.02.2017 addressed to the applicant.
 5. Applicant letter dated 07.05.2017.
 6. This office DC Advice letter even No. dated 16.05.2017 addressed to the applicant.
 7. Applicant letter dated 19.06.2017 enclosing the receipts of payment.
 8. This office letter even No. dated 30.06.2017 addressed to the Commissioner, Puzhal Panchayat Union.
 9. Applicant letter dated 16.06.2017 received on 13.07.2017 requesting revision in the skeleton plan.
 10. This office letter even No. dated 10.08.2017 addressed to the Commissioner, Puzhal Panchayat Union.
 11. The Commissioner, Puzhal Panchayat Union letter No.Rc.1502/ 2017/ A3 dated 29.05.2018 enclosing the Gift deed for Road area & Park area registered as Doc.No.4204/2018 dated 25.05.2018 @ SRO, Red Hills.
 12. Applicant letter dated 30.05.2018, 04.06.2018 & 13.06.2018.
 13. G.O.No.112, H&UD Department dated 22.06.2017.
 14. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the S.Nos. 2/1, 2, 3 & 4, 3/1, 2, 3A, 3B, 4 & 5, 4/1, 2 & 3, 5/1B1, 13/1, 2A2, 2B1, 2C1 & 3 and 15/1 of Sirugavur Village, Madhavaram Taluk, Thiruvallur District, Puzhal 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.1,50,800/-	B-00623 dated 11.03.2016, B-003112 dated 23.12.2016 & B-003239 dated 04.01.2017
Development charge for land	Rs.2,40,000/-	B-004797 dated 16.06.2017
Balance Scrutiny Fee	Rs. 1,500/-	
Layout Preparation charges	Rs. 95,000/-	
Contribution to Flag Day Fund	Rs. 500/-	0665059 to 0665063 dated 16.06.2017

5. The approved plan is numbered as **PPD/LO. No. 42/2018**. Three copies of sub-division plan and planning permit **No.11573** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan before sanctioning 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 13th & 14th cited.

Yours faithfully,

o/c
20/06/18
for Principal Secretary /
Member Secretary
20/06/18
20/06/18

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.Ashok Nandavanam Properties Pvt. Ltd. & 7 Others,
No.12, F- Block, 2nd Main Road
Anna Nagar East,
Chennai – 600 102.

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

3. Stock file /Spare Copy

20/06/18
2/2/18

1.	The Director General of Police Mylapore, Chennai – 600 004. P.B.No. 844550	7.	The Director of Fire & Rescue Services No.1, Greams Road Nungambakkam, Chennai – 600 006.
2.	The Commissioner of Police Chennai Police, Vepery Chennai – 600 007.	8.	The Registrar of Co-operative Society 170, EVR High Road Kilpauk, Chennai – 600 010.
3.	The Managing Director Metropolitan Transport Corporation Pallavan house, Anna Salai Chennai – 600 002.	9.	The Superintending Engineer TNEB, Chennai Development Circle 144, Anna Salai, Chennai – 600 002.
4.	The Post Master General Chennai Region, Chennai – 600 002.	10.	The Commissioner Civil Supplies & Consumer Protection Ezhilagam, Chepauk, Chennai – 600 005.
5.	The Chief General Manager – Telephone Purasawalkam High Road Purasawalkam, Chennai – 600 007.	11.	The Managing Director CMWSSB, No. 1, Pumping Station Road Chennai – 600 002.
6.	The Director of School Education College Road, Nungambakkam Chennai – 600 006.	12.	The Chief Divisional Manager / Chief Area Manager Indian Oil Corporation No.500, Anna Salai, Teynampet, Chennai – 600 018.

Letter No. L1/4398/2016

Dated: .06.2018

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning
Permission – Layout of house sites in S.Nos. 2/1, 2, 3 & 4, 3/1,
2, 3A, 3B, 4 & 5, 4/1, 2 & 3, 5/1B1, 13/1, 2A2, 2B1, 2C1 & 3
and 15/1 of Sirugavur Village, Madhavaram Taluk, Thiruvallur
District, Puzhal Panchayat Union Limit – Approved – Reg.

Ref: PPA received from the Superintending Engineer, Town Planning
Dept., Regional Office (Central), Corporation of Chennai vide
letter No. 012710 dated 13.11.2014.

The proposal received in the reference cited for the proposed laying out of house sites in S.Nos. 2/1, 2, 3 & 4, 3/1, 2, 3A, 3B, 4 & 5, 4/1, 2 & 3, 5/1B1, 13/1, 2A2, 2B1, 2C1 & 3 and 15/1 of Sirugavur Village, Madhavaram Taluk, Thiruvallur District, Puzhal Panchayat Union Limit was examined and approved on .06.2018 and numbered as PPD/L.O.No.42/2018.

In that layout, the area earmarked for public purpose plot (I & II) would remain reserved for a specific period of one year from the date of approval. If your Department requires any land, you are requested to purchase the plot within a year from the date of approval.

Yours faithfully,

[Handwritten signature]
20/06/18

for Principal Secretary /
Member Secretary

Name & Address of the Developer:

M/s.Ashok Nandavanam Properties Pvt. Ltd. & 7 Others,
No.12, F- Block, 2nd Main Road
Anna Nagar East,
Chennai – 600 102.

[Handwritten signature]
20/06/2018

