



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/4428/2019

Dated: 09.2020

To

The Commissioner

Kundrathur Panchayat Union

@ Padappai – 601 301,

Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house site in Public Purpose Plot Nos.I & II lying in the approved layout No.PPD/ L.O. No. 19/2018 into 39 No. of residential plots comprised in S.Nos.109/4A part, of Naduveerapattu Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for conversion of Public Purpose sites into residential plots received in APU No.L1/2019/000040 dated 14.03.2019.
 2. Layout of house sites approved vide PPD/LO No.19/2018 in letter No.L1/6802/2017 dated 28.03.2018.
 3. This office letter even No. dated 30.07.2019 addressed to the applicant.
 4. This office DC Advice letter even No. dated 08.08.2019 addressed to the applicant.
 5. Applicant letter dated 20.08.2019 enclosing the receipts for payment.
 6. This office letter even No. dated 27.08.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the skeleton plan.
 7. This office letter even No.-2 dated 27.08.2019 addressed to the Superintendent Engineer, Chennai Electricity Distribution Circle South –I, TANGEDCO, K.K.Nagar, Chennai – 600 078 enclosing a skeleton plan.
 8. Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government in G.O. (Ms) No.18, MAWS Department, dated 04.02.2019 & Amendments to TNCDB&R, 2019 approved in G.O.(Ms) No.16, MAWS (MA1) Deratment, dated 31.01.2020 and published in the TNGG issue No.41 dated 31.01.2020.
 9. Applicant letter dated 17.07.2020.
 10. This office letter even No. dated 03.08.2020 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the skeleton plan based on the request made by the applicant in letter dated 17.07.2020.
 11. Applicant letter dated 19.08.2020 & 27.08.2020.
 12. The Commissioner, Kundrathur Panchayat Union letter RC.No.3238/2020/A3 dated 31.08.2020 enclosing a copy of Gift deed for PP-1 & PP-2 site registered as Doc. No.3975/2020 dated 27.08.2020 @ SRO, Padappai.
 13. G.O.No.112, H&UD Department dated 22.06.2017.
 14. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

16/9/20
சென்னை மாநகராட்சி



The proposal received in the reference 1st cited for the proposed Laying out of house site in Public Purpose Plot Nos.I & II lying in the approved layout No.PPD/ L.O. No. 19/2018 into 39 No. of residential plots comprised in S.Nos.109/4A part, of Naduveerapattu Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development & Building Rules, 2019 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 in the reference 5^h cited has remitted the following charges / fees as called for in this office letter 4th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.4,800/-	B-009669 dated 13.03.2019
Layout Preparation charge	Rs.12,000/-	B-0013644 dated 20.08.2019
Flag Day Fund	Rs. 500/-	649729 dated 20.08.2019

4. The approved plan is numbered as **PPD/LO. No.70/2020 dated .09.2020**. Three copies of layout plan and planning permit **No.13832** are sent herewith for further action.

5. 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

15/9/20

2/5

for Chief Planner, Layout

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).

15/9/2020

15/9/2020

Copy to: 1. M/s.Sivasankar Real Assets (P) Ltd., Rep. by Thiru A. Sivasankaran,
No.1/460, Mount Poonamallee Road,
Ayyappanthangal,
Chennai - 600 056.

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



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.
(along with a copy of approved layout plan).
4. Stock file /Spare Copy