



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. L1/4475/2018

Dated: .07.2018

To
The Commissioner
Kundrathur Panchayat Union
@ Padappai – 601 301,
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed conversion of PP Plot-I in to Club House Use and conversion of PP Plot-II & III in to residential use & sub-division of the same as plots all lying in CMDA Approved Layout PPD/LO No.3/2017 into 10 Plots comprised in S.Nos.390/2 part & 391/2 part Thirumudivakkam Village, Pallavam Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

20/7

சென்னை மாநகராட்சி
Ref:

1. PPA received APU No.: L1/2018/000057 dated 15.03.2018.
2. Planning Permission for laying out of house site approved vide PPD/LO No.03/2017 in letter No.L1/14427/2016 dated 20.02.2017.
3. Your letter dated 04.05.2018 & 18.06.2018.
4. This office DC Advice letter even No. dated 06.07.2018 addressed to the applicant.
5. Applicant letter dated 09.07.2018 enclosing the receipt for payments.
6. G.O.No.112, H&UD Department dated 22.06.2017.
7. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

...

The proposal received in the reference 1st cited for the proposed conversion of PP Plot-I in to Club House Use and conversion of PP Plot-II & III in to residential use & sub-division of the same as plots all lying in CMDA Approved Layout PPD/LO No.3/2017 into 10 Plots comprised in S.Nos.390/2 part & 391/2 part Thirumudivakkam Village, Pallavam 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 in the reference 5th 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. 4,000/-	B-006902 dated 15.03.2018
Development charge	DNA	B-007661 dated 09.07.2018
Layout Preparation charge	Rs. 3,500/-	
Regularization charge	DNA	
OSR Charges	DNA	
Flag Day Fund	Rs.500/-	634904 dated 09.07.2018

4. The approved plan is numbered as **PPD/LO. No. 47/2018**. Three copies of layout plan and planning permit **No. 11578** are sent herewith for further action.

5. The applicant has to ensure and establish the required road width for the residential plots bearing Nos.II-A, II-B, II-C & III-A while taking up developments.

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 6th & 7th cited.

Yours faithfully,

o/c
19/07/2018

20/7/18

for Principal Secretary/
Member Secretary

2/5

19/07/2018

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. Casa Grand Builder Pvt. Ltd.,
Rep. by its authorized signatory
Thiru.S.R.Amudhasekaran,
PoA on behalf of Tvl.AL.Subbiah & AL.Alamelu
NPL DEVI, 5th Floor, No. 111/59,
L.B. Road, Thiruvanmiyur,
Chennai – 600 041.

2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. Stock file /Spare Copy

→ 25/7/18