



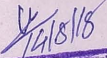
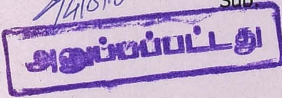
**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. L1/4578/2018**

**Dated: 7.08.2018**

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

**Sir,**

*7/8/18*  
  
  
Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -  
Laying out of house site comprised in S.No.381/2B of  
Thirumudivakkam Village, Pallavaram Taluk, Kancheepuram  
District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No. L1/2018/000060 dated 20.03.2018.
  2. Minutes of the Special Sanction Committee Meeting held on 03.05.2018.
  3. Applicant letter dated 10.05.2018.
  4. This office letter even no. dated 25.05.2018 addressed to the applicant.
  5. Applicant letter dated 29.05.2018.
  6. This office DC advice letter even no. letter dated 12.06.2018 addressed to the applicant.
  7. Applicant letter dated 14.06.2018 enclosing the receipt of payments.
  8. This office letter even No. dated 20.06.2018 addressed to the Commissioner, Kundrathur Panchayat Union.
  9. The Commissioner, Kundrathur Panchayat Union letter Rc.No.5525/2018/A3 dated 13.07.2018 enclosing the Gift Deed for Road registered as Document No.3714/2018 dated 09.07.2018 @ SRO, Padappai.
  10. G.O.No.112, H&UD Department dated 22.06.2017.
  11. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.
- ...

The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house site comprised in S.No.381/2B of Thirumudivakkam Village, Pallavaram 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 7<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 6<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 4,500/-	B-006917 dated 20.03.2018
Development charge	Rs. 7,000/-	B-007471 dated 14.06.2018
Layout Preparation charge	Rs. 4,000/-	
Flag Day Fund	Rs.500/-	634835 dated 14.06.2018

5. The approved plan is numbered as **PPD/LO. No.52/2018**. Three copies of layout plan and planning permit **No.11583** 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 10<sup>th</sup> & 11<sup>th</sup> cited.

Yours faithfully,

for Principal Secretary/  
Member Secretary

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, 5<sup>th</sup> Floor, No. 111/59,  
L.B. Road, Thiruvanniyur,  
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

A-Laxmi  
16-8-18

B/C  
07/08/2018

07/08/2018

7/9/18

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