



**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)  
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Letter No. L1/4734/2019

Dated: 09.04.2019

To

**The Commissioner**

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -  
Layout of house sites in the land comprised in S.No.219 of  
Rendamkattalai Village, Pallavaram Taluk, Kancheepuram District,  
Kundrathur Panchayat Union limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received vide reference APU No. L1/2019/000047 dated 19.03.2019.
  2. Applicant letter dated 28.03.2019.
  3. This office DC Advice letter even No. dated 02.04.2019 addressed to the applicant.
  4. Applicant letter dated 04.04.2019 enclosing the receipt of payments.
  5. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  6. Secretary (H & UD and TNRERA) letter No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for the layout of house sites in the land comprised in S.No.219 of Rendamkattalai 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 has remitted the following charges / fees in the reference 4<sup>th</sup> cited as called for in this office letter 3<sup>rd</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 3,070/-	B 009851 dated 18.03.2019
Development charges for land	Rs.10,000/-	B 0010512 dated 04.04.2019
Layout Preparation charges	Rs. 7,000/-	
Contribution to Flag Day Fund	RS. 500/-	2760457 to 2760461 dated 04.04.2019

5. The approved plan is numbered as **PPD/LO. No. 44/2019**. Three copies of layout plan and planning permit **No. 12362** are sent herewith for further action.

6. You are requested to ensure that the site has to be filled up with reference to the adjoining developments, before sanctioning of 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 5<sup>th</sup> & 6<sup>th</sup> cited.

Yours faithfully,

o/c

11/8/19

2/5

for Senior Planner, MSB

A  
08/4/19

08/04/2019

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. Thiru.M.Naresh Kankariya,  
Old No.46, New No.35A, First Floor,  
Erulappan Street, Sowcarpet,  
Chennai – 600 079.
2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved ~~sub-division~~ <sup>layout</sup> plan).
3. Stock file /Spare Copy

