



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. L1/5023/2019

Dated: 13.08.2019

To
The Executive Officer,
Kundrathur Town Panchayat
Kundrathur
Chennai – 600 069.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division of house sites in S.No.509/1A1B of Kundrathur village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat limit – Approved - Reg.

- Ref:
1. PPA received in APU No.L1/2019/000061 dated 22.03.2019.
 2. This office letter even No. dated 04.04.2019 addressed to the applicant.
 3. Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government in G.O. (Ms) No.18, MAWS Department, dated 04.02.2019.
 4. Applicant letter dated 09.04.2019.
 5. This office letter even No. dated 12.04.2019 addressed to the applicant.
 6. Applicant letter dated 15.04.2019.
 7. This office DC Advice letter even No. dated 23.04.2019 addressed to the applicant.
 8. Applicant letter dated 25.04.2019 enclosing the receipts for payment.
 9. This office letter even No. dated 03.05.2019 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the skeleton plan.
 10. Applicant letter dated 11.06.2019 revising the proposal as sub-division of property into 7 No. of Plots.
 11. This office letter even No. dated 24.06.2019 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the skeleton plan.
 12. The Executive Officer, Kundrathur Town Panchayat letter Rc.No.847/2019 A1 dated 01.08.2019 enclosing the Gift Deed for handing over of road area registered as Document No.11488/2019 dated 16.07.2019 @ SRO, Kundrathur.
 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.

The proposal received in the reference 1st cited for the proposed sub-division of house sites in the property comprised in S.No.509/1A1B of Kundrathur village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat 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.

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 8th cited has remitted the following charges / fees as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 4,500/-	B-0010021 dated 22.03.2019
Development charge for land	Rs. 10,000/-	B-0011055 dated 25.04.2019
Layout Preparation charge	Rs. 5,000/-	
Flag Day Fund	Rs. 500/-	649519 dated 25.04.2019

5. The approved plan is numbered as **PPD/LO. No.87/2019 dated 13.08.2019**. Three copies of sub-division plan and planning permit **No.12708** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and release of the sub-division.

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

13/8/19

for Senior Planner, MSB/Layout

Encl: 1. 3 copies of sub-division plan.
2. Planning permit in duplicate
(with the direction to not to use the logo of CMDA in the sub-division plan since the same is registered).

Copy to: 1. Tmt.R.Sangeetha,
No.3, Sadaiyandeeswarar Koil Street,
Kundrathur,
Chennai - 600 069.

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

3. Stock file /Spare Copy



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13/8/19
12/08/2019

19/8/19