



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,

Egmore, Chennai - 600 008

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E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)

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**Letter No. L1/5198/2017**

**Dated: 11.08.2017**

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

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Conversion of public purpose Plot Nos. I & II into residential use and sub-division of the same into plots lying in an approved layout sanctioned by CMDA vide PPD/LO No.22/2015 dated ~~26.06.2015~~ <sup>LAYING OUT</sup> 26.06.2015 comprised in S.No.652/5 part, 6 part & 7 part of Nandambakkam village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit– Approved - Reg.

Ref: 1. Planning Permission Application for laying out plots received vide reference APU No.L1/2017/000211 on 12.04.2017.  
2. Layout ~~proposal~~ approved vide PPD/LO No.22/2015 in letter No. L1/3679/2014 dated 26.06.2015.  
3. Applicant letter dated 03.05.2017.  
4. This office letter even No. dated 30.06.2017.  
5. Applicant letter dated 04.07.2017.  
6. This office DC Advice letter even No. dated 03.08.2017.  
7. Applicant letter dated 07.08.2017 ~~enclosing the receipt for payments.~~

The proposal received in the reference 1<sup>st</sup> cited for the conversion of Public Purpose Plot No. I & II into residential use and sub-division of the same into plots lying in an approved layout sanctioned by CMDA vide PPD/LO No.22/2015 dated 26.06.2015 comprised in S.No.652/5 part, 6 part & 7 part of Nandambakkam village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit was examined and sub-division plan has been revised 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 as called for in this office letter 4<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 4803/-	B-004212 dated 12.04.2017
Layout Preparation charges	Rs. 4,000/- ✓	B-005250 dated 07.08.2017 ✓
Contribution to Flag Day Fund	Rs. 500/-	0665623 to 0665627 dated 07.08.2017 ✓

5. The approved plan is numbered as **PPD/LO. No. 34/2017**. Three copies of sub-division plan and planning permit **No.9398** 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.

Yours faithfully,

*o/c* *[Signature]*  
11/08/2017  
for MEMBER SECRETARY

*[Signature]*  
11/08/2017

- 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.Sobha Limited,  
No.88, Anna Salai (Mount Road),  
SPIC Building Annex, 5<sup>th</sup> Floor,  
Guindy, Chennai – 600 032.

2. The Deputy Planner, *A. Lashmi 28 8 17*  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved sub-division plan).

3. Stock file /Spare Copy