



Letter No. L1/5617/2018

Dated: 27.03.2019

To
The Commissioner,
Anakaputhur Municipality,
Anakaputhur,
Chennai – 600 070.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house site in S.Nos.144/3C2 & 3D of Anakaputhur Village, Pallavaram Taluk, Kancheepuram District, Anakaputhur Municipal limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2018/000074 dated 09.04.2018.
 2. Applicant letter dated 25.05.2018 & 27.08.2018.
 3. This office letter even No. dated 11.10.2018 addressed to the SRO Pammal.
 4. Sub-Registrar, Pammal letter No.319/2018 dated 15.10.2018.
 5. This office DC Advice letter even No. dated 24.10.2018 addressed to the applicant.
 6. Applicant letter dated 19.11.2018 enclosing the receipt for payments.
 7. This office letter even no. dated 29.11.2018 addressed to the Commissioner, Anakaputhur Municipality enclosing the skeleton plan.
 8. The Commissioner, Anakaputhur Municipality letter Rc.No.1407/2018/F1 dated 15.03.2019 enclosing the Gift Deed registered as Doc. No.1964/2019 dated 12.03.2019 @ SRO, Pammal.
 9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 10. The Secretary (H & UD and TNRERA) letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for laying out of house sites for the property comprised in S.Nos.144/3C2 & 3D of Anakaputhur Village, Pallavaram Taluk, Kancheepuram District, Anakaputhur Municipal 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 6th cited as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 8,500/-	B 007036 dated 09.04.2018 & B-007993 dated 28.08.2018.
Development charges for land	Rs.15,000/-	B 008468 dated 19.11.2018
Layout Preparation charges	Rs. 6,500/-	
OSR charges for land (for 140 sq.m.)	Rs.16,28,000/-	
Contribution to Flag Day Fund	RS. 500/-	2568458 to 2568462 dated 19.11.2018

5. The approved plan is numbered as **PPD/LO. No. 35/2019**. Three copies of layout plan and planning permit **No. 12353** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan, 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 9th & 10th cited.

Yours faithfully,

o/c

27/3/19
for Senior Planner, MSB

2/5

29/03/2019

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.V.Vijayakumar & 4 others,
No.1, Shanmugam Street,
Ankaputhur,
Chennai – 600070.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
3. Stock file /Spare Copy