

Letter No. L1/5982/2020

Dated: 27.10.2020

To
The Commissioner
 Kundrathur Panchayat Union,
 Padappai – 601301
 Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of Public Purpose Plot lies in CMDA approved layout PPD/LO No.37/2018 comprised in S.No.56/1A Part (as per New patta No.6823 56/1A1A1A part) of Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for Layout of house sites received in CMDA vide APU No.L1/2020/000094 dated 27.06.2020.
 2. Layout of house sites approved vide PPD/LO.No.37/2018 in letter No. L1/9989/2017 -1 dated 31.05.2018.
 3. This office letter even No. dated 29.07.2020 addressed to the applicant.
 4. Applicant letter dated 31.07.2020.
 5. This office DC Advice letter even No. dated 24.08.2020 addressed to the applicant.
 6. Applicant letter dated 28.08.2020 enclosing the receipt for payments.
 7. This office letter even No. dated 08.09.2020 addressed to the Commissioner, Kundrathur Panchayat Union enclosing a copy of skeleton plan.
 8. The Commissioner, Kundrathur Panchayat Union letter R.C.No.4530/2020/A3 dated 16.10.2020 enclosing a copy of Gift Deed for handing over of PP-I & PP-II registered as Document No.5066/2020 dated 08.10.2020 @ SRO, Padappai.
 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 the proposed laying out of Public Purpose Plot lies in CMDA approved layout PPD/LO No.37/2018 comprised in S.No.56/1A Part (as per New patta No.6823 56/1A1A1A part) of Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development and 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.

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.

3. The applicant has remitted the following charges / fees in the reference 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 2,900/-	B-0016551 dated 15.06.2020
Layout Preparation charges	Rs. 7,000/-	B-0017107 dated 28.08.2020
Contribution to Flag Day Fund	Rs. 500/-	0005421 dated 28.08.2020

4. The approved plan is numbered as **PPD/LO. No. 99/2020 dated 27.10.2020**. Three copies of layout plan and planning permit **No.13861** are sent herewith for further action.

5. 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
27/10/20
for Chief Planner, Layout

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

- Copy to:
1. Thiru.J.Jayasekar,
W-388/2B, East Main Road,
Anna Nagar West Extension,
Chennai - 600 101.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
 3. Stock file /Spare Copy