



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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Letter No. L1/6436/2019

Dated: 27.08.2019

To

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

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in the property comprised in S.No.83/1A of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.
- Ref: 1. PPA for layout received in APU No. L1/2019/000084 dated 11.04.2019.
2. This office letter even No. dated 09.05.2019 addressed to the applicant.
3. This office DC Advice letter even No. dated 20.05.2019 addressed to the applicant.
4. Applicant letter dated 28.05.2019 enclosing the receipts for payments.
5. Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government in G.O. (Ms) No.18, MAWS Department, dated 04.02.2019
6. This office letter even No.-1 dated 03.06.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the Skeleton plan.
7. This office letter even No.-2 dated 03.06.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle, South-I, TANGEDCO enclosing the Skeleton plan.
8. The Commissioner, Kundrathur Panchayat Union letter R.C.No.4530/2019/A3 dated 16.08.2019 enclosing the Gift Deed for handing over of PP site registered as Document Doc. No. 5777/2019 dated 06.08.2019 @ SRO, Padappai.
9. The Superintending Engineer, (i/c), CEDC / South-II, K.K.Nagar 110 KV, S.S.Complex, K.K.Nagar, Chennai-78 in letter No.SE/CEDC/S-II/AEE/Civil/F.0.5% Land/D.406/19 dated 07.08.2019 enclosing the Gift Deed for handing over of PP site registered as Document Doc. No.5778/2019 dated 06.08.2019 @ SRO, Padappai.
10. G.O.No.112, H&UD Department dated 22.06.2017.
11. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the proposed layout of house sites in the property comprised in S.No.83/1A of Varadharajapuram Village, Sriperumbudur 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.

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 in the reference 4<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 3<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3,500/-	B-0010679 dated 10.04.2019
Development charge	Rs.8,000/-	B-0011888 dated 28.05.2019
Layout Preparation charge	Rs.6,000/-	
Flag Day Fund	Rs. 500/-	649612 dated 28.05.2019

4. The approved plan is numbered as **PPD/LO. No.92/2019 dated 27.08.2019**. Three copies of layout plan and planning permit **No.12714** 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 10<sup>th</sup> & 11<sup>th</sup> cited.

Yours faithfully,

o/c

27/8/19

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for Chief Planner. MSB/Layout

27/8/19

27/08/2019

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.Venkatraj & P.Jayaseelan,  
No.1/4, Vinayagar Kovil Street,  
Kondangi, Villupuram – 605 301.
  2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).
  3. **The Superintending Engineer,**  
Chennai Electricity Distribution Circle South –II,  
Tamil Nadu Generation of Electricity and  
Distribution Corporation (TANGEDCO)  
K.K.Nagar, Chennai – 600 078.  
(along with a copy of approved layout plan).
  4. Stock file /Spare Copy

