



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/6521/2019

Dated: 24.05.2019

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Sub-division of house sites in the property comprised in S.No.220/1, 2 & 3 of Rendamkattalai Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

Ref:

1. Planning Permission Application for sub-division out of house sites received vide reference APU No. L1/2019/000088 dated 12.04.2019.
2. Applicant letter dated 25.04.2019 & 30.04.2019.
3. This office DC advice letter even No. dated 14.05.2019 addressed to the applicant.
4. Applicant letter dated 14.05.2019 enclosing the receipt for payments.
5. Applicant letter dated 21.05.2019.
6. G.O.No.112, H&UD Department dated 22.06.2017.
7. 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.220/1, 2 & 3 of Rendamkattalai Village, Pallavaram 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.

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.

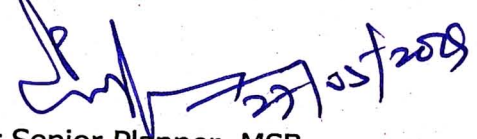
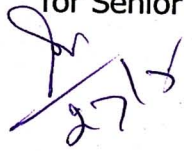
4. The applicant in the reference 4th cited has remitted the following charges / fees as called for in this office letter 3rd cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 3,400/-	B-0010734 dated 11.04.2019
Development charge for land	Rs. 8,000/-	B-0011574 dated 14.05.2019
Layout Preparation charge	Rs. 3,000/-	
Flag Day Fund	Rs. 500/-	649570 dated 14.05.2019

5. The approved plan is numbered as **PPD/LO. No.61/2019**. Three copies of sub-division plan and planning permit **No.12380** are sent herewith for further action.

6. 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 6th & 7th cited.

Yours faithfully,


for Senior Planner, MSB


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. Thiru.P.Angan Arasu,
No.1, Ramakrishna Main Road,
Porur,
Chennai – 600 116.

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

3. Stock file /Spare Copy