



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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**Letter No. L1/6802/2017**

**Dated: 28/03.2018**

To

**The Commissioner**

Kundrathur Panchayat Union  
@ Padappai – 601 301  
Kancheepuram District.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites S.Nos.109/4A, 109/4B & 110/4B of Naduveerapattu Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2017/000284 dated 12.05.2017.
  2. This office letter even No. dated 24.05.2017 addressed to the applicant.
  3. Applicant letter dated 23.05.2017 received on 24.05.2017.
  4. Applicant letter dated 02.06.2017 & 11.07.2017.
  5. This office letter even No.-1 dated 26.07.2017 addressed to the Commissioner, Kundrathur Panchayat Union.
  6. This office letter even No.-2 dated 26.07.2017 addressed to the Chief Engineer (WRD), PWD.
  7. Applicant letter dated 28.08.2017 received on 29.08.2017.
  8. The Commissioner, Kundrathur Panchayat Union letter Rc.No.3057/2017/A3 dated 23.08.2017.
  9. The Chief Engineer (WRD), PWD letter No. DB/T5(3)/F-Naduveerapattu-I/2017/M dated 05.10.2017.
  10. Applicant letter dated 06.11.2017, 08.11.2017.
  11. This office letter even No. dated 13.12.2017 addressed to the applicant.
  12. Applicant letter dated 18.12.2017.
  13. The Chief Engineer (WRD), PWD letter No. DB/T5(3)/F-Naduveerapattu-I/2017/M dated 27.12.2017.
  14. This office DC Advice letter even No. dated 06.02.2018.
  15. Applicant letter dated 07.02.2018 enclosing the receipt of payments.
  16. This office letter even No. dated 09.02.2018 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the Skeleton Plan.
  17. The Commissioner, Kundrathur Panchayat Union letter Rc.No.0827/2018/A3 dated 01.03.2018 enclosing the copy of Gift Deed registered as Doc.No.857/2018 dated 26.02.2018.
  18. Applicant letter dated 02.03.2018, 06.03.2018 & 07.03.2018.
  19. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
  20. 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 laying out of house sites in S.Nos.109/4A, 109/4B & 110/4B of Naduveerapattu 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 has remitted the following charges / fees in the reference 15<sup>th</sup> cited as called for in this office letter 14<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.1,00,000/- & Rs. 15,000/-	B-004475 dated 12.05.2017 & B-004671 dated 02.06.2017
Development charge	Rs.1,30,000/-	B-006602 dated 07.02.2018
Layout Preparation charges	Rs. 87,000/-	B-006603 dated 07.02.2018
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No. 19/2018**. Three copies of layout plan and planning permit **No.11550** are sent herewith for further action.

5. You are requested to ensure that roads and Park are formed as shown in the plan and compliance of the conditions stipulated in the PWD remarks in the reference 9<sup>th</sup> cited before sanctioning the layout.

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 19<sup>th</sup> & 20<sup>th</sup> cited.

Yours faithfully,

for MEMBER SECRETARY

- 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.Sivashankar Real Assets Private Ltd.,  
represented by Thiru.A.Sivashankar &  
Thiru.C.Sasi represented by his  
Power Agent Thiru.S.Asokan,  
No.11, F-Block, Second Main Road,  
Anna Nagar East,  
Chennai-600 102.

(p.t.o.)