



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. L1/7320/2017

Dated: 04.04.2018

To
The Commissioner
Kundrathur Panchayat Union @ Padappai
Kancheepuram District.

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Layout of house sites in S.No.363/2A1, 2A2 and 2A3 of
Gerugambakkam village, previously Sriperumbudhur Taluk,
presently Alandur Taluk, Kancheepuram District., Kundrathur
Panchayat Union limit – Approved - Reg.
- Ref: 1. Planning Permission Application for laying out of house sites
received in APU No. L1/2017/000321 dated 24.05.2017.
2. This office letter even No. dated 11.08.2016 addressed to the
applicant.
3. Applicant letter dated 21.09.2017.
4. This Office DC advice letter even No. dated 09.11.2017
addressed to the applicant.
5. Applicant letter dated 12.12.2017 enclosing the receipt
of payments.
6. This office letter even No. dated 22.12.2017 addressed to the
Commissioner, Kundrathur Panchayat Union.
7. The Commissioner, Kundrathur Panchayat union letter Rc.No.
2532/2016/A3 dated 01.03.2018 enclosing the Gift Deed for
Road area registered as Doc.No.885/2018 dated 05.02.2018
@ SRO, Pammal.
8. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
9. The Secretary (H&UD and TNRERA) Letter No.
TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1st cited for the proposed laying out of house sites in S.No.363/ 2A1, 2A2 and 2A3 of Gerugambakkam village, previously Sriperumbudhur Taluk, presently Alandur 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 5th cited as called for in this office letter 4th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 4,500/- ✓	B 004593 dated 24.05.2017 ✓
Development Charge for land	Rs. 9,000/- ✓	
Layout Preparation charges	Rs. 3,500/- ✓	B 006200 dated 12.12.2017 ✓
Contribution to Flag Day Fund	RS. 500/- ✓	0666901 to 0666905 dated 12.12.2017 ✓

4. The approved plan is numbered as **PPD/LO. No.22/2018**. Three copies of layout plan and planning permit **No.11553** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan before sanctioning the layout.

6. ~~Apply. has to obtain~~ Necessary clearance from the ~~the~~ (x)

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 8th & 9th cited

(x) Airports Authority of India
for height clearance while
taking up of development in
the site etc.

e/c
02/04/18

Yours faithfully,

04/04/2018

for MEMBER SECRETARY

03/04/2018

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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. Mahaveer Communication Pvt., Ltd.,
No.116, Lakshmi Samy Salai,
K.K.Nagar,
Chennai – 600 078.

2. The Deputy Planner, — Me
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
10/4/18

3. Stock file /Spare Copy