



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,

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**Letter No. L1/7404/2018**

**Dt. 2.10.2018**

To.

**The Commissioner**

Kundrathur Panchayat Union @ Padappai,  
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Sub-division of the property in to 2 plots in the land comprised in S.No.54/2 & 56 of Ayyappanthangal Village, Alandur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for sub-division of house sites received in APU No.L1/2013/000079 dated 02.05.2018.
  2. Applicant letter dated 01.06.2018 & 05.06.2018.
  3. Minutes of the Special Sanction Committee Meeting held on 07.06.2018.
  4. Applicant letter dated 29.06.2018.
  5. This office letter even No. dated 18.07.2018 addressed to the applicant.
  6. Applicant letter dated 18.07.2018.
  7. This office letter even No. dated 16.08.2018 addressed to the SRO of the joint-I Sub-Registrar Saidapet @ Guindy.
  8. Letter No. 8158/ORB/2018-1, dated 04.09.2018 received from joint-I Sub-Registrar Saidapet @ Guindy, Chennai (South).
  9. This Office DC advice letter even No. dated 17.09.2018 addressed to the applicant.
  10. Applicant letter dated 10.10.2018 enclosing the receipt of payments.
  11. G.O.No.112, H&UD Department dated 22.06.2017.
  12. Secretary (H & UD and TNRERA) Lr. No. TNRERA/ 261/ 2017, dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed sub-division of the property in to 2 plots in the land comprised in S.No.54/2 & 56 of Ayyappanthangal Village, Alandur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and the sub-division 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 has remitted the following charges / fees in the reference 10<sup>th</sup> cited as called for in this office letter 9<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.5,780/-	B - 007153 dated 27.04.2018
Development charges for land	Rs.12,000/-	B - 008254 dated 10.10.2018
Layout Preparation charges	Rs.1,000/-	
OSR Charges	Rs.30,66,000	2567910 to 2567914 dated 10.10.2018
Contribution to Flag Day Fund	RS. 500/-	

5. The approved plan is numbered as **PPD/LO. No. 68/2018**. Three copies of layout plan and planning permit **No.11599** 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 11<sup>th</sup> & 12<sup>th</sup> cited.

Yours faithfully,

*29/10/2018*

*2/11/18*  
for Principal Secretary /  
Member Secretary

*2/5*

*30/10/2018*

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. A. Vijayamurugan,  
S/o. A.M.Arumugam,  
No.14/11, Norton 3<sup>rd</sup> street,  
Mandaveli,  
Chennai-600 004.
2. The Deputy Planner, *A. Jensen*  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan). *16.11.18*
3. Stock file /Spare Copy