



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

Letter No. L1/7933/2020

Dated: 22.09.2020

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 S.Nos.363/2A1, 2A2 & 2A3 of
Gerugambakkam Village, Kundrathur Taluk, Kancheepuram
District, Kundrathur Panchayat Union Limit – Approved - Reg.

*Revision to earlier approval
accorded in
PPA/L.O. No.
22/2018 -*

- Ref:
1. Layout of house sites in the site under reference approved vide PPD/LO.No.22/2018 in letter No.L1/7320/2017 dated 04.04.2018.
 2. The sub-division proposal received in APU No.L1/2020/000143 dated 25.08.2020.
 3. This office letter even No. dated 08.09.2020 addressed to the applicant.
 4. Applicant letter dated 08.09.2020 received on 09.09.2020.
 5. This office DC Advice letter even No. dated 16.09.2020 addressed to the applicant.
 6. Applicant letter dated 18.09.2020 enclosing the receipt for payments.
 7. G.O.No.112, H&UD Department dated 22.06.2017.
 8. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

as accorded vide PPA/L.O. No. 22/2018

The proposal (revision to the earlier approval) received in the reference 2nd cited for the sub-division of house sites in S.Nos.363/2A1, 2A2 & 2A3 of Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit was examined and sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development & Building Rules, 2019 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 6th cited has remitted the following charges / fees as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 4,200/-	B-0017059 dated 24.08.2020
Balance scrutiny fee	Rs. 500/-	B-0017350 dated 18.09.2020
Sub-Division Preparation charge	Rs. 2,000/-	
Flag Day Fund	Rs. 500/-	0005469 dated 18.09.2020

4. The approved plan is numbered as **PPD/LO. No.76/2020 dated ...22.....09.2020**. Three copies of sub-division plan and planning permit **No.13836** 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 7th & 8th cited.

6 - This approval concerns the earlier approval for layout of house sites accorded in the reference 1st cited.

o/c

Yours faithfully,
Hg
22/9/20
for Chief Planner, Layout 2/5

- 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. M/s. Mahaveer Communication Pvt. Ltd.,
C/o Teamwork Developers Private Limited
No.174, N.S.K. Road, E-Block,
Doshi Garden, Basement B,
Vadapalani, Chennai - 600 026.
 2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved sub-division plan)
 3. Stock file /Spare Copy

A Laxmi
26.9.20