



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
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**Letter No. L1/821/2019**

**Dated: 22.05.2019**

To

**The Commissioner**

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

**Sir,**

**Sub:** CMDA - Area Plans Unit - Layout Division - Planning Permission –  
Layout of house sites in S.No.542/1 of Thirumudivakkam village,  
Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat  
Union limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2019/000009 dated 11.01.2019.
  2. Applicant letter dated 29.01.2019.
  3. This office letter even No. dated 30.01.2019 addressed to the C.E., PWD, WRD, Chennai Region.
  4. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3) I-Thirumudivakkam-II/2018/M dated 30.11.2018.
  5. This office letter even No. dated 08.03.2018 addressed to the Sub-Registrar, Padappai.
  6. The Sub-Registrar, Padappai letter Rc.No.08/2019 dated 14.03.2019.
  7. This office DC advice letter even No. dated 18.03.2019 addressed to the applicant.
  8. Applicant letter dated 03.05.2019 enclosing the receipt for payments.
  9. Applicant letter dated 08.05.2019 & 17.05.2019.
  10. G.O.No.112, H&UD Department dated 22.06.2017.
  11. 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 site comprised in S.No.542/1 of Thirumudivakkam 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 8<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 7<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 8,000/- ✓	B-008816 dated 11.01.2019
Development charge for land ✓	Rs. 20,000/- ✓	B-0011274 dated 03.05.2019
Layout Preparation charge	Rs. 5,000/- ✓	
OSR charge ( for 225 sq.m.) ✓	Rs. 8,15,000/- ✓	
Flag Day Fund	Rs. 500/-	649536 dated <del>03.05.2019</del> 30.04.2019

5. The approved plan is numbered as **PPD/LO. No.60/2019**. Three copies of layout plan and planning permit **No.12379** are sent herewith for further action.

6. You are requested to ensure the compliance of all the conditions stipulated by PWD in their letter No.DB/T5(3) I-Thirumudivakkam-II/2018/M dated 30.11.2018 and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout.

7. 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 10<sup>th</sup> & 11<sup>th</sup> cited.

Yours faithfully,

o/c

for Senior Planner, MSB

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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).

22/5/19  
22/05/2019

Copy to: 1. Thiru.Shivkumar Goenka,  
No.33, Jambulingam Street,  
Hari Avenue, Kunrathur,  
Chennai - 600 069.

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

3. The Chief Engineer,  
WRD, Chennai Region (PWD),  
Chepauk, Chennai - 600 005.  
(along with a copy of approved layout plan for monitoring the  
compliance of the conditions stipulated in the NOC in ref. 4<sup>th</sup> cited).

4. Stock file /Spare Copy

A. Levi  
28.5.19

