



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. L1/8363/2017

Dated: 05/12.2017

To
The Executive Officer,
Perungalathur Town Panchayat,
Perungalathur
Chennai – 600 063.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Layout of house sites in the land comprised in S.Nos.336/3A & 3B
and 339/1 of Perungalathur Village, Tambaram Taluk,
Kancheepuram District, Perungalathur Town limit - Approved -
Reg.

- Ref:
1. PPA received APU No.L1/2017/000354 dated 05.06.2017.
 2. This office letter even No. dated 31.08.2017 addressed to the SRO, Padappai.
 3. SRO, Padappai letter No.226/2017 dated 04.09.2017.
 4. This office letter even No. dated 12.09.2017 addressed to the SRO, Padappai.
 5. SRO, Padappai letter No.226/2017 dated 14.09.2017.
 6. This office DC Advice letter even No. dated 21.09.2017 addressed to the applicant.
 7. Applicant letter dated 09.10.2017 enclosing the receipt of payments.
 8. This office letter even No. dated 23.10.2017 addressed to the Executive Officer, Perungalathur Town Panchayat.
 9. The Executive Officer, Perungalathur Town Panchayat letter Rc.No.784/2017/A2 dated 20.11.2017 enclosing the Gift Deed registered as Doc.No.5691/2017 dated 08.11.2017 @ SRO, Padappai.
 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 1st cited for the proposed laying out of house sites comprised in S.Nos.336/3A & 3B and 339/1 of Perungalathur Village, Tambaram Taluk, Kancheepuram District, Perungalathur Town 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 7th cited as called for in this office letter 6th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.10,000/-	B-004684 dated 05.06.2017
Development charge	Rs. 22,000/- ✓	B-005762 dated 06.10.2017 ✓
Layout Preparation charges	Rs. 13,000/- ✓	
OSR charges (for 160 sq.m)	Rs. 27,72,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	339163 dated 06.10.2017

4. The approved plan is numbered as **PPD/LO. No. 57/2017**. Three copies of layout plan and planning permit **No.11524** 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. 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 10th & 11th cited.

Yours faithfully,

08/12/2017

05/12/2017

for MEMBER SECRETARY

05/12/2017

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.N.Gopal & Tmt.G.Shanthi,
No.27, Govindarajan Street,
West Tambaram,
Chennai – 600 048.

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

3. Stock file /Spare Copy