



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. L1/9086/2020

Dated: 2 .01.2021

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 the land comprised
in S.No.13/2B of Naduveerapattu Village, Kundrathur Taluk,
Kancheepuram District, Kundrathur Panchayat Union limit –
Approved – Reg.

- Ref:
1. The sub-division proposal received in CMDA vide APU
No.L1/2020/000171 dated 14.09.2020.
 2. Authority Resolution in A.R.No.75/2020 dated
14.08.2020.
 3. This office letter even No. dated 25.09.2020 addressed
to the C.E., PWD, WRD, Chennai Region.
 4. This office letter even No. dated 17.10.2020 addressed
to the applicant.
 5. Applicant letter dated 20.10.2020.
 6. Applicant letter dated Nil received on 27.10.2020.
 7. Applicant letter dated 17.11.2020.
 8. The C.E., PWD, WRD, Chennai Region in letter
No.DB/T5(3)/F-Inundation-Naduveerapattu/2020 dated
19.11.2020.
 9. This office DC Advice letter even No. dated 27.11.2020
addressed to the applicant.
 10. Applicant letter dated 05.12.2020 enclosing the receipt
for payments.
 11. This office letter even No. dated ~~11.01.2020~~ ^{08.12.2020} addressed
to the Commissioner, Kundrathur Panchayat Union
enclosing the skeleton plan.
 12. The Commissioner, Kundrathur Panchayat Union letter
Rc.No.6966/2020/A3 dated 11.01.2021 enclosing the
Gift Deed registered as Doc.No.43/2021 dated
05.01.2021 @ SRO, Padappai.
 13. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 14. Secretary (H & UD and TNRERA)
Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed sub-division of house sites in the land comprised in S.No.13/2B of Naduveerapattu Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and 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.

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 10th cited has remitted the following charges / fees as called for in this office letter 9th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.5,500 /-	B-0017283 dated 14.09.2020
Development charges	Rs.15,000/-	B-0018038 dated 05.12.2020
Layout Preparation charges	Rs.4,000 /-	
Contribution to Flag Day Fund	Rs.500/-	0005609 dated 05.12.2020

4. The approved plan is numbered as **PPD/LO. No.04/2021 dated 2.01.2021**. Three copies of layout plan and planning permit **No.14011** are sent herewith for further action.

5. You are requested to ensure that road is formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 8th cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the sub-division.

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 13th & 14th cited.

Yours faithfully,

o/c
for Chief Planner, Layout. 2/5
29/01/2021
29/01/2021

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 sub-division plan since the same is registered).

- Copy to:
1. Thiru.V.Azhaganambi,
No.S-1, Galaxy Apartment,
Sakthi Srinivasan Road,
Kumaran Kudil,
Thoraipakkam,
Chennai - 600 097.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
- Mele 05/02/2021
 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. 8th cited).
 4. Stock file /Spare Copy.

