

**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](mailto:mscmda@tn.gov.in)Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)**Letter No. L1/9509/2019****Dated: 17.07.2019**

To

**The Executive Officer,**

Kundrathur Town Panchayat

Kundrathur

Chennai-600 069.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed sub-division of house sites in S.No.79/1A4 of Kundrathur village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat limit-Approved - Reg.

- Ref:
1. PPA received in APU No.L1/2019/000135 dated 10.06.2019.
  2. This office letter even No. dated 20.06.2019 addressed to the applicant.
  3. Applicant letter dated 20.06.2019.
  4. This office DC Advice letter even No. dated 28.06.2019 addressed to the applicant.
  5. Applicant letter dated 28.06.2019 enclosing the receipt for payments.
  6. This office letter even No. dated 02.07.2019 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the skeleton plan.
  7. The Executive Officer, Kundrathur Town Panchayat letter Rc.No.895/2019 dated 11.07.2019 enclosing the Gift Deed for handing over of road area registered as Document No.11038/2019 dated 10.07.2019 @ SRO, Kundrathur
  8. G.O.No.112, H&UD Department dated 22.06.2017.
  9. 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 sub-division of house sites in the property comprised in S.No.79/1A4 of Kundrathur village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat limit was examined and layout 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.

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 5<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 4<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 4,000/-	B-0012030 dated 03.06.2019
Development charge for land	Rs. 12,000/-	B-0012570 dated 28.06.2019
Layout Preparation charge	Rs. 4,000/-	
Flag Day Fund	Rs. 500/-	2760814 to 2760818 dated 28.06.2019

5. The approved plan is numbered as **PPD/LO. No.79/2019 dated .07.2019**. Three copies of sub-division plan and planning permit **No.12399** 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 8<sup>th</sup> & 9<sup>th</sup> cited.

Yours faithfully,

o/c 17/7/19  
for Senior Planner, MSB/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. Tvl.P.Lingam & P.Velavan,  
No.452, Main Road, Kesava Narayanapuram,  
T.Palayam Post, Kurinchipadi Taluk,  
Cuddalore District-607 301.

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

3. Stock file /Spare Copy

