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**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.inWeb site: www.cmdachennai.gov.in**Letter No. L1/3527/2015****Dated: 31.07.2018**

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 comprised in S.No.29 of Gerugambakkam village, Alandur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit - Approved - Reg.

- Ref:
1. The layout proposal received in letter Rc.No.640/2015/A3 dated 03.03.2015 from the Commissioner, Kundrathur Panchayat Union @ Padappai.
 2. This office letter even No. dated 25.03.2015 addressed to the applicant.
 3. Applicant letter dated 30.03.2015.
 4. This office letter even No. dated 04.09.2015 addressed to the applicant.
 5. This office letter even No. dated 04.09.2015 addressed to the Commissioner, Kundrathur Panchayat Union.
 6. This office letter even No. dated 04.09.2015 addressed to the AGM, Airport Authority of India, Chennai-27.
 7. Applicant letter dated 21.09.2015.
 8. Letter No.RC.38189/2015/A7 dated 12.11.2015 received from the Tahsildar, Sriperumbudur Taluk.
 9. Letter No.AAI/CH/LM-28/2015/2958-29 dated 14.10.2015 received from the JT.GEN.Manager (LM), AAI, Chennai-27.
 10. Applicant letter dated 12.11.2015, received on 23.11.2015.
 11. This office reminder letter even No. dated 22.12.2015 addressed to the Commissioner, Kundrathur Panchayat Union & the Assistant General Manager, AAI, Chennai.
 12. This office letter even No. dated 22.12.2015 addressed to the C.E., WRD, Chennai Region (PWD).
 13. Letter No.Rc.59239/2007 dated 08.01.2016 received from the Special District Revenue Officer (LA), Chennai Airport Expansion scheme, Sriperumbudur.
 14. Letter No.0640/2015/A3 dated 18.01.2016 received from the Commissioner, Kundrathur Panchayat Union.
 15. This office reminder letter dated 10.02.2016 addressed to the Tahsildar, Sriperumbudur Taluk.
 16. Letter No.T1/009/Gerugambakkam/CMDA/2016 dated 26.08.2016 received from the C.E., WRD, (PWD).
 17. Letter No.Rc.1694/2017/A4 dated 06.06.2017 received from the Tahsildar, Alandur Taluk.
 18. Applicant letter dated 20.10.2016.
 19. This office DC Advice letter even No. dated 31.08.2017 addressed to the applicant.
 20. Applicant letter dated 11.09.2017 enclosing the receipt of payments.
 21. This office letter even No. dated 19.09.2017 addressed to the Commissioner, Kundrathur Panchayat Union for handing over of the road area.

- for Road registered as Document No.7790/2017 dated 23.10.2017.
23. Applicant letter dated 06.12.2017.
 24. Objection Petition dated 20.12.2017 received from one Thiru.M.Rajasekaran.
 25. This office letter even No. dated 25.01.2018 addressed to the applicant.
 26. This office letter even No. dated 25.01.2018 addressed to the Commissioner, Kundrathur Panchayat Union.
 27. This office letter even No. dated 25.01.2018 addressed to the Petitioner Thiru.M.Rajasekaran.
 28. Applicant letter dated 05.02.2018.
 29. This office letter even No. dated 22.02.2018 addressed to the Commissioner, Kundrathur Panchayat Union.
 30. This office letter even No. dated 22.02.2018 addressed to the Petitioner Thiru.M.Rajasekaran.
 31. This office letter even No. dated 11.04.2018 addressed to the Commissioner, Kundrathur Panchayat Union.
 32. This office letter even No. dated 11.04.2018 addressed to the Petitioner Thiru.M.Rajasekaran.
 33. Applicant letter dated 19.04.2018 & 17.05.2018.
 34. G.O.No.112, H&UD Department dated 22.06.2017.
 35. 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 laying out of house sites for the property comprised in S.No.29 of Gerugambakkam village, Alandur 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 has remitted the following charges / fees in the reference 20rd cited as called for in this office letter 19nd cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.400/-	04773 dated 25.03.2015.
Development charges for land	Rs.9,000/-	B- 005502 dated 07.09.2017
Layout Preparation charges	Rs.5,000/-	
Balance Scrutiny Fee	Rs.4,200/-	
Contribution to Flag Day Fund	RS. 500/-	B 0666238 to 0666242 dated 07.09.2017

5. The approved plan is numbered as **PPD/LO. No. 49/2018 dated 31.07.2018**. Three copies of layout plan and planning permit **No.11580** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan and also to

7. The applicant has to obtain necessary clearance with regard to constructions, height clearance and for other parameters such as safety etc. from the Airport Authority of India (AAI) before taking up of development in the site under reference. It is also stated that ordinary building only will be permissible in Plot No.14.

8. 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 34th & 35th cited.

Yours faithfully,

for Principal Secretary /
Member Secretary

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. T. Vijayakumar,
New No.6, Old No. 8, Sathyanarayana Street,
West Mambalam,
Chennai – 600 033.
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. The Chief Engineer, PWD,
WRD, Chennai Region,
Chepauk, Chennai – 5.
(along with a copy of approved layout plan).
4. Stock file /Spare Copy



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Zoning & Land Use Analysis

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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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