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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.in
Web site: www.cmdachennai.gov.in

Letter No. L1/15931/2016 **Dated: 02.02.2018**

To
The Commissioner,
Kundrathur Panchayat Union,
@ Padappai,
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Layout of house sites in S.No.371/1A1, 1B, 1C, 1D, 1E & 1F of Thandalam Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

Ref:
1. PPA received in APU No. L1/2016/000714 on 19.10.2016.
2. This office letter even No. dated 15.12.2016 addressed to the Chief Engineer (WRD), Chennai Region (PWD).
3. This office letter even No. dated 15.12.2016 addressed to the Applicant.
4. C.E., PWD, WRD, Chennai Region letter No.Tho.2/4597/CMDA/2016, dated 23.11.2016.
5. Applicant letter dated 28.12.2016 and 22.02.2017.
6. This office DC advice letter even No. dated 26.04.2017 addressed to the applicant.
7. Applicant letter dated 05.05.2017 enclosing the receipts for payments.
8. This office letter even No. dated 12.05.2017 addressed to the Commissioner, Kundrathur Panchayat Union.
9. The Commissioner, Kundrathur Panchayat Union letter Rc.No.1502/2017/A3 dated 12.12.2017 enclosing a copy of Gift deed for Road area registered as Doc. No.8420/2017 dated 15.11.2017 @ SRO, Pammal.
10. G.O.No.112, H&UD Department dated 22.06.2017.
11. 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 in S.No.371/1A1, 1B, 1C, 1D, 1E & 1F of Thandalam 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.

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. 6,000/-	B-002536 dated 19.10.2016
Development Charge for land	Rs.12,000/-	B-004396 dated 05.05.2017
Layout Preparation charges	Rs.10,000/-	
Contribution to Flag Day Fund	Rs. 500/-	334900, dated 05.05.2017

4. The approved plan is numbered as **PPD/LO. No.07/2018.** Three copies of layout plan and planning permit **No.11538** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of the conditions stipulated by PWD in the reference 5th cited 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,

16/02/2018

for MEMBER SECRETARY

06/02/18

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.R.R.Prakash Kumar,GPoA on behalf of
Thiru.Adish Prakash,
No.18/24, M.G.Chakrapani Street,
Sathya Garden, Saligramam
Chennai – 600 093.

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).

4. Stock file /Spare Copy

Chennai Metropolitan Development Authority
PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 11538

PPD / Lo No 07 / 2018

Date of Permit 02/02/2018

File No. L1/15931/2016

Name of Applicant with Address. Thiru R.R. Prakash Kumar, GPOA on behalf of Thiru - Adish Prakash.

Date of Application. 19.10.2016

Nature of Development : Layout/~~Sub-division of Land/Building construction/Charge in use of Land/Building~~

Site Address. S.No. 371/1A1, 1B, 1C, 1D, 1E & 1F of Thandalam village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit

Division No.

Development Charge paid Rs. 12,000/- Challan No. B-004396 Date. 05.05.17

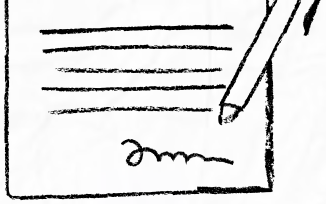
PERMISSION is granted to the layout/~~sub-division of lar d/ building construction/change in use of land/building acc~~ording to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on _____

the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

26/02/18

For MEMBER SECRETARY



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Property Development & Approvals

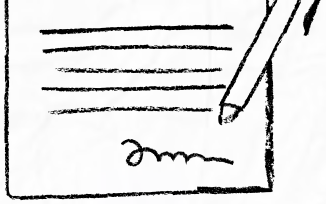
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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OMR Thoraipakkam,
Chennai, India

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