

**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)**Dated: 01.03.2017****Letter No. L1/11289/2016**

✓ 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. 253/2 & 3 of Gerugambakkam  
village, previously Sriperumbudhur Taluk, presently Alandur  
Taluk, Kancheepuram District., Kundrathur Panchayat Union limit  
- Approved - Reg.

- Ref: 1. PPA received in APU No.: L1/2016/000509 . dated  
20.07.2016.  
2. This office letter even no. dated 28.09.2016 addressed  
to the applicant.  
3. Applicant letter dated 03.10.2016 & 17.10.2016.  
4. This office DC advice letter even no. dated 09.11.2016  
addressed to the applicant.  
5. Applicant letter dated 15.11.2016.  
6. This office letter even No. dated 29.11.2016 addressed  
to the Commissioner, Kundrathur Panchayat Union.  
7. Letter RC. No. 2532/2016/A3 dated 06.02.2017 received from  
the Commissioner, Kundrathur Panchayat Union enclosing the  
Gift Deed for Road area registered as Doc.No.348/2017 &  
349/2017, dated 24.01.2017 @ SRO, Pammal.  
8. Applicant letter dated 13.02.2017 enclosing Encumbrance  
certificate.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed Layout of house sites  
in S.No. 253/2 & 3 of Gerugambakkam village, previously Sriperumbudhur Taluk, presently  
Alandur Taluk, Kancheepuram District., Kundrathur Panchayat Union limit was examined and  
layout plan has been revised 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 as called for in this office letter 8<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 2,781/-	B 001780 dated 20.07.2016
Development Charge for land	Rs. 6,000/-	B 002757 dated 15.11.2016
Regularisation charges for land	Rs. 47,000/-	
Layout Preparation charges	Rs. 3,000/-	
Contribution to Flag Day Fund	RS. 500/-	0267360, dated 15.11.2016

4. The approved plan is numbered as **PPD/LO. No. 05/2017**. Three copies of layout plan and planning permit **No.9369** 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.

Yours faithfully,

  
for MEMBER SECRETARY

Encl: 1. 3 copies of Layout plan.  
2. Planning permit in duplicate  
(with the direction to not to use the iogo of CMDA  
in the Layout plan since the same is registered).

Copy to: 1. Thiru A.Vimal Chand & Tmt. V.Rajkumari  
No.921, E.V.R.Periyar First Lane,  
First Floor  
Opp. Kerla Vidhyalaya School  
Poonamallee High Road  
Chennai - 600 084.

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

3. Stock file /Spare Copy

Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERMIT No. 9369

Date of Permit 01/03/2017

PPD/L.O. No. 05/2017

File No. LI/11289/2016

Thiru A. Vimal chand &  
V. Rajkumari  
No. 921, First Floor,

Name of Applicant with Address E.V.R. Periyar First Lane,  
Opp. Kerala Vidhyalaya School, Poonamallee High Road,  
Chennai - 600 084.

Date of Application 20/07/2016.

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

PP- Laying out of house sites in S.No. 253/2 & 3  
Site Address of Gengambakkam village, Alandur

~~Division No.~~ Taluk, Kanchipuram District, Kundrathur

Panchayat-Union Limit

Development Charge paid Rs. 6000/- Challan No. B-002757 Date 15/11/2016

PERMISSION is granted to the ~~layout/sub-division of land/building construction/change in use of land/building~~ according 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.

For MEMBER SECRETARY

28/02/17