



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. L1/11366/2017

Dated: 05.02.2018

To
The Executive Officer,
Kundrathur Town Panchayat
Kundrathur,
Chennai – 600 069.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
Layout of house sites in the land comprised in S.Nos.105 and
106/1 & 4B of Moonramkattalai village, Pallavaram Taluk,
Kancheepuram District, Kundrathur Town Panchayat limit –
Approved - Reg.

- Ref:
1. The layout proposal received in APU No. L1/2017/000538 dated 04.08.2017.
 2. This office letter even No. dated 09.11.2017 addressed to the Sub-Registrar, Kundrathur.
 3. Sub-Registrar, Kundrathur letter No.3/2017-56 dated 13.11.2017.
 4. This office DC Advice letter even No. dated 17.11.2017 addressed to the applicant.
 5. Applicant letter dated 22.11.2017 enclosing the receipts for payment.
 6. This office letter even No. dated 06.12.2017 addressed to the Executive Officer, Kundrathur Town Panchayat.
 7. The Executive Officer, Kundrathur Town Panchayat, letter Rc.No.724/2017 dated 02.02.2018 enclosing the Gift Deed registered as Doc.No.1576/2018 dated 31.01.2018 @ SRO, Kundrathur.
 8. Applicant letter dated 06.02.2018.
 9. G.O.No.112, H&UD Department dated 22.06.2017.
 10. 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 comprised in S.Nos.105 and 106/1 & 4B of Moonramkattalai village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat 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 refe.5th cited as called for in this office letter 4th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 9,500/-	B-005243 dated 04.08.2017
Development charge	Rs. 20,000/-	B-006071 dated 22.11.2017
Layout Preparation charges	Rs. 9,000/-	
OSR Charges(for 150 sq.m.)	Rs.5,45,000/-	
Contribution to Flag Day Fund	Rs. 500/-	0666564 to 0666568 dated 22.11.2017

4. The approved plan is numbered as **PPD/LO. No. 11/2018**. Three copies of layout plan and planning permit **No.11542** 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.

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 9th & 10th cited.

Yours faithfully,

o/c *[Signature]* 15/02/2018
for MEMBER SECRETARY

[Signature] 14/02/2018

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. Tvl.Rajendra Chordia & Dinesh Chordia,
No.5, Ramanuja Street,
Sowcarpet,
Chennai - 600 079.

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

3. Stock file /Spare Copy