



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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**Letter No. L1/11589/2020**

**Dated: 5.02.2021**

To

**The Executive Officer,**  
Kundrathur Special Grade Town Panchayat,  
Kundrathur,  
Chennai – 600 069.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of Plot No.VI-I lying in CMDA part revision Approved Layout PPD/LO No.78/2018 dated 07.12.2018 into house sites (10 plots) comprised in S.No.483/1A and 485/2B part & 2C part of Kundrathur-B Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Town Panchayat limit – Approved - Reg.

- Ref:
1. Layout of house sites approved vide PPD/LO No.15/2017 in letter No.L1/13855/2016-1 dated 06.06.2017.
  2. Layout of Public Purpose Site-VI in to house sites approved vide PPD/LO.No.78/2018 in letter No.L1/15275/2018 dated 07.12.2018.
  3. Planning Permission Application for laying out of Plot No.VI-I in to house sites (10 plots) received vide APU No.L1/2020/000230 dated 31.10.2020.
  4. This Office letter even No. dated 17.11.2020 addressed to the applicant.
  5. This office DC Advice letter even No. dated 27.11.2020 addressed to the applicant.
  6. Applicant letter dated 07.12.2020 enclosing the receipt for payments & additional particulars.
  7. This office letter even No. dated 10.12.2020 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the skeleton plan.
  8. The Executive Officer, Kundrathur Special Grade Town Panchayat letter Rc.No.1021/2020/A1 dated 29.01.2021 enclosing a copy of Gift deed for Road area and PP – I site (0.5% area) & PP site-2 (0.5% area) registered as Doc.No.1596/2021 dated 29.01.2021 @ SRO, Kundrathur.
  9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  10. 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 laying out of Plot No.VI-I lying in CMDA part revision Approved Layout PPD/LO No.78/2018 dated 07.12.2018 into house sites (10 plots) comprised in S.No.483/1A and 485/2B part & 2C part of Kundrathur-B Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Town Panchayat limit was examined and sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development and 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.

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 6<sup>th</sup> cited as called for in this office letter 5<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.2,750/- ✓	B-0017705 dated 31.10.2020 ✓
Layout Preparation charge	Rs.5,000/- ✓	B-0017975 dated 30.11.2020 ✓
Contribution to Flag Day Fund	Rs.500/- ✓	0005595 dated 30.11.2020 ✓

4. The approved plan is numbered as **PPD/LO. No.06/2021 dated ...5..02.2021.** Three copies of part revision layout plan and planning permit **No.14013** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan, before sanctioning and release of the part revision layout plan.

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 9<sup>th</sup> & 10<sup>th</sup> cited.

Yours faithfully,

*o/c* *by* *5/2/21*  
for Chief Planner, Layout

*Dr* *05/02/2021* *05/02/2021* *2/5*

Encl: 1. 3 copies of part revision layout plan.

2. Planning permit in duplicate

(with the direction not to use the logo of CMDA in the part revision layout plan since the same is registered).

Copy to: 1. The Chennai Metropolitan Co-operative Housing Society, represented by its Administrative Officer Thiru.R.Jayakumar, No.50, Ritherton Road, Vepey, Chennai – 600 007.

*A. Lakshmi*  
*15-2-21* 2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8. (along with a copy of approved part revision layout plan).

3. The Superintending Engineer, Chennai Electricity Distribution Circle, (South-I). Tamil Nadu Generation of Electricity and Distribution Corporation (TANGEDCO) K.K.Nagar, Chennai-600 078. (along with a copy of approved part revision layout plan).

4. Stock file /Spare Copy