



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. L1/11918/2020

Dated: 27.08.2021

To
The Commissioner,
Kundrathur Panchayat Union,
@ Padappai – 601 301
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed layout of house sites in S.No.494/1A & 2A of Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No. L1/2020/000241 dated 06.11.2020.
 2. This office letter even No. dated 01.12.2020 addressed to the applicant.
 3. Applicant letter dated 04.01.2021.
 4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 5. This office DC Advice letter even No. dated 22.01.2021 addressed to the applicant.
 6. Applicant letter dated 10.02.2021 enclosing the receipts for payments.
 7. This office letter even No. dated 16.02.2021 addressed to the applicant enclosing the Skeleton Plan.
 8. Applicant letter dated 19.02.2021 enclosing additional particulars.
 9. The Commissioner, Kundrathur Panchayat Union letter Rc.No.2253/2021/A3 Dated 16.07.2021 enclosing a copy of Gift deed for Road Space and Public Purpose – 1 & 2 sites registered as Doc.No.3382/2021 dated 30.04.2021 @ SRO, Padappai.
 10. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 11. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed layout of house sites in S.No.494/1A & 2A of Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout 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 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.11,300/-	B-0017741 dated 03.11.2020
Development charge	Rs.26,000/-	B-0018530 dated 10.02.2021
Layout Preparation charge	Rs.18,000/-	
OSR Charge (for 198 sq.m)	Rs.12,90,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No. 124/2021 dated 27.08.2021**. Three copies of layout plan and planning permit **No. 14233** are sent herewith for further action.

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

o/c

27/08/2021

for Senior Planner, Layout

26/08/2021

26/08/2021

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

Copy to: 1.

Thiru.C.B.Senthil Madhavan,
GPA on behalf of Thiru.Vignesh Jayanth,
Flat No.18L, Ruby M,
Olympia Opaline Sequal,
OMR – Rajeev Gandhi Salai,
Navalur, Chennai - 600 130.

2. The Deputy Planner, — Me
Master Plan Division, 08/09/21
CMDA, Chennai-8.
(along with a copy of approved layout plan).

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

4. Stock file /Spare Copy