



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/12884/2019

Dated: 23.10.2020

To

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Sub-division of house sites in S.Nos.408/2 & 409/1 of Kovur Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/000174 dated 31.07.2019. ✓
 2. This office letter even No.-1 dated 07.08.2019 addressed to the Commissioner, Kundrathur Panchayat Union and a reminder sent on 24.09.2019. ✓
 3. This office letter even No.-2 dated 07.08.2019 addressed to the CE, PWD, WRD, Chennai region and a reminder sent on 24.09.2019.
 4. The Commissioner, Kundrathur Panchayat Union letter Rc.No.6369/2019/A3 dated 17.10.2019.
 5. This office letter even No.-1 dated 06.11.2019 addressed to the applicant.
 6. This office reminder letter even No.-2 dated 06.11.2019 addressed to the CE, PWD, WRD, Chennai region.
 7. This CE, PWD, WRD, Chennai region letter No. DB/T5(3) / F – 009088 Kovur village / 2019 dated 04.11.2019. ✓
 8. Applicant letter dated 18.11.2019. ✓
 9. This office DC Advice letter even No. dated 03.01.2020 addressed to the applicant.
 10. Applicant letter dated 06.01.2020 enclosing the receipt for payments.
 11. This office letter even No. dated 13.01.2020 addressed to the Commissioner, Kundrathur Panchayat Union enclosing a skeleton plan.
 12. The Commissioner, Kundrathur Panchayat Union letter Rc.No.6369/2018/A3 dated 05.02.2020 enclosing a copy of Gift deed for Road area registered as Doc.No.1693/2020 dated 04.02.2020 @ SRO, Kundrathur.
 13. This office letter even No.14.02.2020 addressed to the applicant with a copy marked to the Commissioner, Kundrathur Panchayat Union.
 14. The Commissioner, Kundrathur Panchayat Union letter Rc.No.6369/2016/A3 dated 25.08.2020 enclosing a copy of Rectification Gift deed for Road area registered as Doc.No.7874/2020 dated 18.08.2020 @ SRO, Kundrathur.
 15. This office letter even No. dated 03.09.2020 addressed to the applicant.
 16. Applicant letter dated 30.09.2020 enclosing the particulars.
 17. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 18. The 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 Sub-division of house sites in S.Nos.408/2 & 409/1 of Kovur Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development & 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 10th cited as called for in this office letter 9th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.4,500/-	B-0013293 dated 31.07.2019
Development charge	Rs. 14,000/-	B-0015430 dated 06.01.2020
Layout Preparation charges	Rs.3,000/-	
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO.No.94/2020 Dated 22.10.2020**. Three copies of layout plan and planning permit **No.13856** 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 sub-division.

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 17th & 18th cited.

and compliance of the conditions stipulated in the PWD remarks in the reference 7th cited and shall obtain a letter from PWD confirming the compliance of the conditions.

Yours faithfully,

22/10/20.
for Chief Planner, Layout

2/5

21/10/2020

21/10/2020

Encl: 1. 3 copies of sub-division.
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. A.Senthamaraikannan,
Managing Director, M/s.ASK Lands Projects Pvt. Ltd.,
No.24, GST Road,
Oorapakkam – 603 210,
Chengalpattu Taluk.

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

3. The Chief Engineer,
WRD, Chennai Region (PWD)
Chepauk, Chennai – 600 005.

(along with a copy of approved sub-division plan for monitoring the compliance
of the conditions stipulated in the NOC in ref. 7th cited).

4. Stock file /Spare Copy

