



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. L1/13096/2019

Dated: 13.5.2020

To

The Commissioner
Kundrathur Panchayat Union,
@ Padappai - 601301,
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed laying out of house site comprised in S.Nos.531/2A & 2B and 537/4 part of Nandambakkam village, Kundrathur Taluk (formerly 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. L1/2019/000179 dated 02.08.2019.
 2. This office letter even No. dated 26.08.2019 addressed to the Chief Engineer, PWD, WRD, Chennai Region.
 3. This office letter even No. dated 03.10.2019 addressed to the applicant.
 4. The Chief Engineer, PWD, WRD, Chennai Region letter No. DB / T5 (3) / F - Nandambakkam - 009651 / 2019 dated 08.11.2019.
 5. Applicant letter dated 12.11.2019.
 6. This office letter even No. dated 18.11.2019 addressed to the applicant.
 7. Applicant letter dated 21.11.2019.
 8. This office DC Advice letter even No. dated 16.12.2019 addressed to the applicant.
 9. Applicant letter dated 18.12.2019 enclosing the receipts for payments.
 10. This office letter even No.-1 dated 26.12.2019 addressed to the Commissioner, Kundrathur Panchayat Union.
 11. This office letter even No.-2 dated 26.12.2019 addressed to the Superintending Engineer, CEDC (South-I), TANGEDCO.
 12. Applicant letter dated 31.12.2019 enclosing revised layout plan.
 13. This office letter even No.-1 dated ~~26.12.2019~~ ^{28.01.2020} addressed to the Commissioner, Kundrathur Panchayat Union enclosing the revised skeleton plan.
 14. This office letter even No.-2 dated ~~26.12.2019~~ ^{28.01.2020} addressed to the Superintending Engineer, CEDC (South-I), TANGEDCO enclosing the revised skeleton plan.
 15. The Commissioner, Kundrathur Panchayat Union letter Rc.No.834/2020/A3 dated 16.03.2020 enclosing a copy of Gift deed for Road area and PP-1 site registered as Doc. No.2066/2020 dated 09.03.2020 @ SRO, Padappai.
 16. The Superintending Engineer, Chennai Electricity Distribution Circle, South-I, TANGEDCO, letter No.SE/CEDC/S-I/AEE/C/F.Nandambakkam (531/2A & 2B and 537/4) /D.78/2020 dated 12.03.2020 enclosing a copy of Gift Deed for handing over of PP-2 site registered as Doc. No.2067/2020 dated 09.03.2020 @ SRO, Padappai.
 17. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 18. 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 laying out of house sites comprised in S.Nos.531/2A & 2B and 537/4 part of Nandambakkam village, Kundrathur Taluk (formerly Pallavaram Taluk), Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout 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 in the reference 9th cited has remitted the following charges / fees as called for in this office letter 8th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.5,000/-	B-0013321 dated 01.08.2019
Development charge	Rs.15,000/-	B-0015286 dated 18.12.2019
Layout Preparation charge	Rs.10,000/-	
Regularization charge	Rs.1,05,000/-	781097 dated 18.12.2019
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.35/2020 dated 13.05.2020**. Three copies of layout plan and planning permit **No.12797** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 4th cited and shall obtain a letter from PWD confirming the compliance of conditions, 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 17th & 18th cited.

Yours faithfully,

for Chief Planner, Layout

13/05/2020

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. Tmt. R.Jayalakshmi,
For herself & GPA on behalf of
Tvl.Harikrishnan & 6 others,
Old No.1/4A, New No.6/12, Bajanai Koil Street,
Nandamabakkam,
Chennai – 600 069.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
 3. The Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan for
monitoring the compliance of the conditions
stipulated in the NOC in ref. 4th cited).
 4. 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 layout plan).
 5. Stock file /Spare Copy

A. L.
5.6.20