



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
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E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)  
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**Letter No. L1/13197/2019**

**Dated: 20.02.2020**

To

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

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed laying out of house site comprised in S.Nos.20/2 and 25/1 & 25/2A of Tharapakkam Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit - Approved - Reg.
- Ref: 1. Planning Permission Application for laying out of house sites received in CMDA vide APU No. L1/2019/000181 dated 05.08.2019.
2. This office letter even No. dated 27.08.2019 addressed to the Applicant.
3. Applicant letter dated 10.09.2019 received on 12.09.2019.
4. Applicant letter dated 18.09.2019.
5. This office letter even No. dated 17.10.2019 addressed to the Sub-Registrar, Pammal.
6. The Sub-Registrar, Pammal letter No.299/2019 dated 18.10.2019.
7. This office DC Advice letter even No. dated 21.10.2019 addressed to the applicant.
8. Applicant letter dated 23.10.2019 & 24.10.2019 enclosing the receipts for payments.
9. This office letter even No.-1 dated 29.10.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing a skeleton plan.
10. This office letter even No.-2 dated 29.10.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle (South-I), TANGEDCO enclosing a skeleton plan.
11. The Commissioner, Kundrathur Panchayat Union letter Rc.No.11312/2018/A3 dated 28.11.2019 enclosing a copy of Gift deed for Road area and PP-2 site registered as Doc.No.9594/2019 dated 25.11.2019 @ SRO, Pammal.
12. The Superintending Engineer, CEDC / South-I, K.K.Nagar 110 KV, S.S.Complex, K.K.Nagar, Chennai-78 in letter No.SE/CEDC/S-I/AEE/C/F.Tharapakkam/ D.1017/19 dated 26.11.2019 enclosing a copy of Gift deed for PP-1 site (0.5% area) registered as Doc. No.9593/2019 dated 25.11.2019 @ SRO, Pammal.
13. This office letter even no. dated 09.12.2019 addressed to the Applicant.
14. The Commissioner, Kundrathur Panchayat Union letter Rc.No.11312/2018/A3 dated 05.02.2020 enclosing a copy of Rectification Gift deed for PP-1 site registered as Doc.No.441/2020 dated 24.01.2020 @ SRO, Pammal.
15. The Superintending Engineer, CEDC / South-I, K.K.Nagar 110 KV, S.S.Complex, K.K.Nagar, Chennai-78 in letter No.SE/CEDC/S-I/AEE/C/F.Tharapakkam/ D. /20 dated .....01:2020 enclosing a copy of Rectification Gift deed for PP-2 site registered as Doc. No.439/2020 dated 24.01.2020 @ SRO, Pammal.
16. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
17. Secretary (H & UD and TNRERA) letter No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house site comprised in S.Nos.20/2 and 25/1 & 25/2A of Tharapakkam Village, Pallavaram 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.

3. 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.

4. The applicant has remitted the following charges / fees in the reference 8<sup>th</sup> cited as called for in this office letter 7<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 6,500/-	B 0013384 dated 02.08.2019
Development charges for land	Rs.16,000/-	B 0014532 dated 23.10.2019
Layout Preparation charges	Rs.13,000/-	
Regularization charge	Rs.1,34,000/-	
OSR charge (for 2 sq.m.)	Rs. 18,000/-	649856 dated 24.10.2019
Contribution to Flag Day Fund	RS. 500/-	

5. The approved plan is numbered as **PPD/LO. No.15/2020 dated 20.02.2020**. Three copies of layout plan and planning permit **No.12777** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan, before sanctioning of the layout.

7. 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 16<sup>th</sup> & 17<sup>th</sup> cited.

Yours faithfully,

for Chief Planner, Layout

- 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).

o/c  
19/02/2020

19/2/20  
20/2/2020

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- Copy to:
1. Thiru.M.K.Dhanusu, ✓  
No.4/292, Gandhi Street,  
Prem Nagar, Pozhichalur,  
Chennai - 600 074. ✓
  2. The Deputy Planner, ✓  
Master Plan Division,  
CMDA, Chennai-8. ✓  
(along with a copy of approved layout plan).  
*24/2/2022*
  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 layout plan).
  4. Stock file /Spare Copy. ✓