



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
Web site: www.cmdachennai.gov.in

Letter No. L1/13802/2019

Dated: 21.09.2020

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 sites in the land comprised in S.No.16/1
of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram
District, Kundrathur Panchayat Union limit - Approved - Reg.

- Ref: 1. Planning Permission Application for laying out of house sites received in APU No. L1/2019/000194 dated 14.08.2019.
2. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Inundation-Varadharajapuram/2017 dated 26.09.2017
3. This office letter even No. dated 26.08.2019 addressed to the CE, PWD, WRD, Chennai Region.
4. Applicant letter dated 12.09.2019
5. This office letter even No. dated 13.09.2019 addressed to the applicant.
6. Applicant letter dated 01.11.2019.
7. This office DC Advice letter even No. dated 19.12.2019 addressed to the applicant.
8. Applicant letter dated 08.01.2020 enclosing the receipts for payment.
9. This office letter even No.-1 dated 22.01.2020 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the Skeleton Plan.
10. This office letter even No.-2 dated 22.01.2020 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO, Chengalpattu enclosing a skeleton plan.
11. Applicant letter dated 12.02.2020 enclosing revised layout plan.
12. This office letter even No. dated 13.03.2020 addressed to the Commissioner, Kundrathur Panchayat Union enclosing a revised skeleton plan.
13. This office letter even No.-2 dated 22.01.2020 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO, Chengalpattu enclosing a revised skeleton plan.
14. The Commissioner, Kundrathur Panchayat Union letter Rc.No.2317/2020/A3 dated 13.08.2020 enclosing the Gift Deed for handing over of Road area, Park & PP-1 site registered as Doc.No.3608/2020 dated 10.08.2020 @ SRO, Padappai.
15. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO letter No.SE/CEDC/CGL/AEE/GL/CHD/F.Land/D No.19/20 dated 24.08.2020 enclosing a copy of Gift deed for PP-2 site area registered as Doc. No.3609/2020 dated 10.08.2020 @ SRO, Padappai.
16. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
17. 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 laying out of house sites in the land comprised in S.No.16/1 of Varadharajapuram Village, Sriperumbudur 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 8th cited as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 8,600/-	B 0013533 dated 13.08.2019 ✓
Development charges for land	Rs. 20,000/-	B 0015464 dated 08.01.2020
Layout Preparation charges	Rs. 18,000/-	
Contribution to Flag Day Fund	Rs. 500/-	

5. The approved plan is numbered as **PPD/LO. No.75/2020 dated 21.09.2020**. Three copies of layout plan and planning permit **No.13837** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan and compliance of the conditions stipulated in the PWD remarks in the reference 2nd cited and shall obtain a letter from PWD confirming the compliance of conditions, 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 16th & 17th cited.

Yours faithfully,

o/c
21/9/20
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).

Copy to: 1. Tmt.S.Hemalatha,
No.27, Govindarajan Street,
West Tambaram,
Chennai - 600 045.

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



3. The Superintending Engineer,
Chengalpattu Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130, GST Road (opposite to New Bus Stand),
Chengalpattu – 603 001.
(along with a copy of approved layout plan).
4. 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. 2nd cited).
5. Stock file /Spare Copy.