



**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](mailto:mcmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. L1/13855/2016

Dated: 06.06.2017

To  
The Executive Officer  
Kundrathur Town Panchayat,  
Kundrathur,  
Chennai – 600 069.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –  
Layout of house sites in S.Nos. 114/1A1B, 129/1A1, 1A2 & 2, 132,  
133, 134/1 & 2, 137/2A, 2B & 2C, 138/1 & 2, 139/1A, 1B, 2A, 2B, 2C,  
2D & 3, 140/1 & 2, 141/1A, 1B & 1C, 142/1 & 2, 422/2 & 3B, 441/1 &  
3, 444/1, 2A & 2B, 448/1, 449/1 & 2, 450, 451/1A, 1B & 2, 453/1A &  
2, 454/2 & 4, 456/1B, 457/1, 458/1, 459/1 & 2, 461/1A, 1B, 2A, 2B1,  
2B2 & 2B3, 462/2A, 468/1, 469/1 & 2, 470, 471, 472, 473, 474/1,  
475/2, 476, 477/1 & 2, 478/1A, 483/1A, 485/1, 2A, 2B & 2C, 486/1 &  
2, 487/1, 2A & 2B, 488/1A & 1B, 489/1A1, 1A2 & 1B, 490/1, 2A2 &  
2B, 491/2A & 2B, 493/1 and 495/1A1, 2A & 2B of Kundrathur village,  
Pallavaram Taluk, Kancheepuram District, Kundrathur Town  
Panchayat limit – Approved - Reg.

- Ref: 51
1. PPA received in APU No.L1/2016/000648 dated 06.09.2016.
  2. This office letter even No. dated 17.10.2016 addressed to the Chief Engineer, WRD, Chennai Region (PWD).
  3. Applicant letter dated 17.10.2016.
  4. Letter received from the Chief Engineer, WRD, Chennai Region (PWD) in letter no. DB/T5(3)/F-I & Culvert-Kundrathur/2016 dated 25.11.2016.
  5. This office letter even No. dated 22.12.2016 addressed to the Applicant.
  6. Applicant letter dated 24.03.2017 & 26.04.2017.
  7. This office letter even No. dated 12.05.2017.
  8. Applicant letter dated 15.05.2017 enclosing the receipts for payment.
  9. Letter in Rc.No.153/2017 dated 01.06.2017 received from the Executive Officer, Kundrathur Town Panchayat enclosing the Gift Deed registered as Document No.6771/2017 dated 30.05.2017 @ SRO, Kundrathur.

.....

The proposal received in the reference 1<sup>st</sup> cited for the proposed Layout of house sites in S.Nos. 114/1A1B, 129/1A1, 1A2 & 2, 132, 133, 134/1 & 2, 137/2A, 2B & 2C, 138/1 & 2, 139/1A, 1B, 2A, 2B, 2C, 2D & 3, 140/1 & 2, 141/1A, 1B & 1C, 142/1 & 2, 422/2 & 3B, 441/1 & 3, 444/1, 2A & 2B, 448/1, 449/1 & 2, 450, 451/1A, 1B & 2, 453/1A & 2, 454/2 & 4, 456/1B, 457/1, 458/1, 459/1 & 2, 461/1A, 1B, 2A, 2B1, 2B2 & 2B3, 462/2A, 468/1, 469/1 & 2, 470, 471, 472, 473, 474/1, 475/2, 476, 477/1 & 2, 478/1A, 483/1A, 485/1, 2A, 2B & 2C, 486/1 & 2, 487/1, 2A & 2B, 488/1A & 1B, 489/1A1, 1A2 & 1B, 490/1, 2A2 & 2B, 491/2A & 2B, 493/1 and 495/1A1, 2A & 2B of Kundrathur village, Paliavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat limit was examined and layout plan has been revised to satisfy the Development Regulation 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 as called for in this office letter 7<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 3,60,000/-	B 002233 dated 06.09.2016
Development Charge for land	Rs. 7,90,000/-	B 004497 dated 15.05.2017
Layout Preparation charges	Rs. 4,20,000/-	
Balance Scrutiny fee	Rs. 35,000/-	
Contribution to Flag Day Fund	RS. 500/-	E-5701385 to E-5701389 dated 15.05.2017

4. The approved plan is numbered as **PPD/LO. No. 15/2017**. Three copies of layout plan and planning permit **No.9379** are sent herewith for further action.

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

Yours faithfully,

for MEMBER SECRETARY

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. The Chennai Metropolitan Co-operative Housing Society,  
No.50, Ritherdon Road,  
Vepey, Chennai – 600 007.

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.

4. Stock file /Spare Copy

1. The Director General of Police Mylapore, Chennai – 600 004. P.B.No. 844550	7. The Director of Fire & Rescue Services No.1, Greams Road Nungambakkam, Chennai – 600 006.
2. The Commissioner of Police Chennai Police, Vepery Chennai – 600 007.	8. The Registrar of Co-operative Society 170, EVR High Road Kilpauk, Chennai – 600 010.
3. The Managing Director Metropolitan Transport Corporation Pallavan house, Anna Salai Chennai – 600 002.	9. The Superintending Engineer TNEB, Chennai Development Circle 144, Anna Salai, Chennai – 600 002.
4. The Post Master General Chennai Region, Chennai – 600 002.	10. The Commissioner Civil Supplies & Consumer Protection Ezhilagam, Chepauk, Chennai – 600 005.
5. The Chief General Manager – Telephone Purasawalkam High Road Purasawalkam, Chennai – 600 007.	11. The Managing Director CMWSSB, No. 1, Pumping Station Road Chennai – 600 002.
6. The Director of School Education College Road, Nungambakkam Chennai – 600 006.	12. The Chief Divisional Manager / Chief Area Manager Indian Oil Corporation No.500, Anna Salai, Teynampet, Chennai – 600 018.

Letter No.L1/13855/2016 — 2

Dated: 06.06.2017

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –  
Layout of house sites in S.Nos. 114/1A1B, 129/1A1, 1A2 & 2, 132,  
133, 134/1 & 2, 137/2A, 2B & 2C, 138/1 & 2, 139/1A, 1B, 2A, 2B, 2C,  
2D & 3, 140/1 & 2, 141/1A, 1B & 1C, 142/1 & 2, 422/2 & 3B, 441/1 &  
3, 444/1, 2A & 2B, 448/1, 449/1 & 2, 450, 451/1A, 1B & 2, 453/1A &  
2, 454/2 & 4, 456/1B, 457/1, 458/1, 459/1 & 2, 461/1A, 1B, 2A, 2B1,  
2B2 & 2B3, 462/2A, 468/1, 469/1 & 2, 470, 471, 472, 473, 474/1,  
475/2, 476, 477/1 & 2, 478/1A, 483/1A, 485/1, 2A, 2B & 2C, 486/1 &  
2, 487/1, 2A & 2B, 488/1A & 1B, 489/1A1, 1A2 & 1B, 490/1, 2A2 &  
2B, 491/2A & 2B, 493/1 and 495/1A1, 2A & 2B of Kundrathur village,  
Pallavaram Taluk, Kancheepuram District, Kundrathur Town  
Panchayat limit – Approved - Reg.

Ref: 1) PPA received in APU No.L1/2016/000648 dated 06.09.2016.

2) T.O.Lr. L1/13855/2016 — 2, dt 06.06.2017

The proposal received in the reference cited for the proposed Layout of house sites in S.Nos. 114/1A1B, 129/1A1, 1A2 & 2, 132, 133, 134/1 & 2, 137/2A, 2B & 2C, 138/1 & 2, 139/1A, 1B, 2A, 2B, 2C, 2D & 3, 140/1 & 2, 141/1A, 1B & 1C, 142/1 & 2, 422/2 & 3B, 441/1 & 3, 444/1, 2A & 2B, 448/1, 449/1 & 2, 450, 451/1A, 1B & 2, 453/1A & 2, 454/2 & 4, 456/1B, 457/1, 458/1, 459/1 & 2, 461/1A, 1B, 2A, 2B1, 2B2 & 2B3, 462/2A, 468/1, 469/1 & 2, 470, 471, 472, 473, 474/1, 475/2, 476, 477/1 & 2, 478/1A, 483/1A, 485/1, 2A, 2B & 2C, 486/1 & 2, 487/1, 2A & 2B, 488/1A & 1B, 489/1A1, 1A2 & 1B, 490/1, 2A2 & 2B, 491/2A & 2B, 493/1 and 495/1A1, 2A & 2B of Kundrathur village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat limit was examined and approved on .06.2017 and numbered as PPD/L.O. No. 15/2017.



In that layout, the area earmarked for public purpose plot would remain reserved for a specific period of one year from the date of approval. If your Department requires any land, you are requested to purchase the plot within a year from the date of approval.

Yours faithfully

*[Handwritten Signature]*  
06/06/2016

for MEMBER SECRETARY

Name & Address of the Developer:

The Chennai Metropolitan Co-operative Housing Society,  
No.50, Ritherdon Road,  
Vepery, Chennai – 600 007.

*[Handwritten Signature]*  
02/06/17

*[Handwritten Signature]*  
03/06/2017

*[Faint rectangular stamp]*