



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/13899/2020

Dated: 31.08.2021

To

The Commissioner

Kundrathur Panchayat Union,
Padappai – 601301
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed layout of house sites for the land comprised in S.Nos.223/1A & 1B, 240, 241 and 242 of Rendamkattalai Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000296 dated 21.12.2020.
 2. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 3. This office letter even No. dated 29.12.2020 addressed to the C.E., PWD, WRD, Chennai region.
 4. This office letter even No. dated 12.01.2021 addressed to the applicant.
 5. The C.E., PWD, WRD, Chennai region letter No.DB/T5(3)/F-Inundation-Rendamkattalai/2021/M Dated 09.03.2021.
 6. Applicant letter dated 12.03.2021 & 16.03.2021.
 7. Applicant letter dated 25.03.2021 enclosing revised layout plan.
 8. This office DC Advice letter even No. dated 20.04.2021 addressed to the applicant.
 9. Applicant letter dated 09.06.2021 enclosing the receipt for payments.
 10. This office letter even No. dated 18.06.2021 addressed to the Applicant enclosing the skeleton plan.
 11. Applicant letter dated 25.06.2021 enclosing the Gift Deed duly signed by the Donor.
 12. This office letter even No. dated 09.07.2021 addressed to the Sub-Registrar, Pammal.
 13. Applicant letter dated 15.07.2021 enclosing the Gift deed for Road area and PP-1 & 2 sites registered as Doc.No.6054/2021 dated 14.07.2021 @ SRO, Pammal.
 14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 15. 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 layout of house sites for the land comprised in S.Nos.223/1A & 1B, 240, 241 and 242 of Rendamkattalai Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout 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.

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 9th cited as called for in this office letter 8th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.9,975/-	B-0018152 dated 18.12.2020
Development charge	Rs.24,000/-	B-0019202 dated 09.06.2021
Layout Preparation charge	Rs.16,000/-	
OSR Charge (for 170 sq.m.)	Rs.12,30,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as PPD/LO. No.126/2021 dated 31.08.2021. Three copies of layout plan and planning permit No.14235 are sent herewith for further action.

5. 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 5th 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 14th & 15th cited.

7. The original Gift Deed registered as Doc.No.6054/2021 dated 14.07.2021 @ SRO, Pammal as in the reference 13th cited is also enclosed herewith as per the provision made in the G.O. in the reference 2nd cited.

Yours faithfully,

o/c

31/08/2021

for Chief Planner, Layout

27/08/2021

27/08/2021

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Encl: 1. 3 copies of layout plan.

2. Planning permit in duplicate
(with the direction not to use the logo of CMDA
in the layout plan since the same is registered).

3. Original Gift Deed Doc.No.6054/2021 dated 14.07.2021 @ SRO, Pammal.

Copy to:

1. Thiru.A.Sivakumar, GPA on behalf of Thiru.V.A. Shanmugavel
No.51, Trunk Road,
Porur, Chennai – 600 116.

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. 5TH 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.
5. Stock file /Spare Copy

