

**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
Web site: www.cmdachennai.gov.in

Letter No.L1/14436/2020**Dated: .11.2021**

To

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Laying out of house sites for the land comprised in S.No.327/1A1A,
2A & 2B of Malayambakkam Village, Kundrathur Taluk,
Kancheepuram District, Kundrathur Panchayat Union limit
Approved - Reg.

- Ref:
1. PPA for layout of house sites received in APU No.L1/2020/000304 dated 29.12.2020.
 2. This office letter even No.-1 dated 11.01.2021 addressed to the C.E., PWD, WRD, Chennai Region.
 3. This office letter even No.-2 dated 11.01.2021 addressed to the applicant.
 4. This office letter even No. dated 05.02.2021 addressed to the applicant.
 5. Applicant letter dated 24.02.2021.
 6. This office letter even No. dated 12.03.2021 addressed to the applicant.
 7. Applicant letter dated 21.06.2021 & 01.07.2021.
 8. This office letter even No. dated 04.08.2021 addressed to the Sub-Registrar, Kundrathur.
 9. The Sub-Registrar, Kundrathur letter No.67/2021 dated 05.08.2021.
 10. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 11. This office DC Advice letter even No. dated 09.08.2021 addressed to the applicant.
 12. Applicant letter dated 11.08.2021 enclosing the receipt for payments.
 13. This office letter even No. dated 16.08.2021 addressed to the Applicant enclosing the skeleton plan.
 14. Applicant letter dated 24.08.2021 enclosing the Gift Deed duly signed by the Donors.
 15. The C.E., PWD, WRD, Chennai Region letter No. DB / T5 (3) / F – I - Malayambakkam Village – II / 2020 / M dated 03.09.2021 received on 08.09.2021.
 16. This office letter even No. dated 08.10.2021 addressed to the Sub-Registrar, Kundrathur.
 17. Applicant letter dated 26.10.2021 enclosing the Gift deed for Road space and PP-1 & 2 sites registered as Doc.No.18921/2021 dated 20.10.2021 @ SRO, Kundrathur.
 18. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 19. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for laying out of house sites for the land comprised in S.No.327/1A1A, 2A & 2B of Malayambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and the 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.

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 11th cited as called for in this office letter 10th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.12,538/- ✓	B-0018243 dated 29.12.2020 ✓
Development charge	Rs.18,000/- ✓	B-0019715 dated 11.08.2021 ✓
Layout Preparation charge	Rs.16,000/- ✓	
OSR Charge (for 62 sq.m.)	Rs.2,70,000/- ✓	14216 dated 11.08.2021 ✓
Contribution to Flag Day Fund	Rs.500/- ✓	

4. The approved plan is numbered as **PPD/LO.No.163.../2021 dated 2.11.2021**. Three copies of layout plan and planning permit **No.14272** 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 15th cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout, before sanctioning and release of the layout.


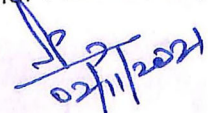
6. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 18th & 19th cited.

7. The original Gift Deed registered as Doc.No.18921/2021 dated 20.10.2021 @ SRO, Kundrathur as in the reference 17th cited is also enclosed herewith as per the provision made in the G.O. in the reference 10th cited.

Yours faithfully,

o/c 

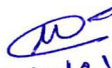
for Senior Planner, Layout 2/5

 02/11/2021  02/11/2021

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.18921/2021 dated 20.10.2021 @ SRO, Kundrathur.

- Copy to:
1. Thiru.K.Mathivanan co-owner cum Power Agent on behalf of Tvl.A.Kannadasan & ³4 others, No.21/1, E.S.I. Hospital Road, Peravallur, Perambur, Chennai – 600 011.
 2.  The Deputy Planner, Master Plan Division, CMDA, Chennai-8. (along with a copy of approved layout plan).
12/11/21.
 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. 15th 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.
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