

**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](mailto:mscmda@tn.gov.in)Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)**Letter No: L1/14539/2019 - 1****Dated: 16.11.2020**

To

**The Executive Officer,**

Kundrathur Town Panchayat

Kundrathur, Chennai – 600 069.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.Nos.408, 430, 431/1, 786/1 part & 2, 787, 788/1 & 2, 792, 797/1, 799/1 & 2, 800/1, 801/1 & 2, 802/1B, 803, 804/1A, 1B, 1C & 2, 810/1 & 2, 811, 812, 813, 816/2, 817/1, 818, 819, 820, 822/1, 823/1 & 2, 824/1, 2, 3 & 4, 825, 826, 827, 828, 829/2, 830/1 & 2, 831, 877/2, 878/1, 879, 880, 881/1 & 2, 884, 885, 887/1 & 2, 888/1 & 2, 889/1, 890, 891/1 & 2, 892/2, 900/1A and 904/2A of Kundrathur 'A' Village, Kundrathur Taluk (formerly Pallavaram Taluk), Kancheepuram District, Kundrathur Town Panchayat limit – Approved - Reg.

- Ref:
1. Planning Permission Application received in CMDA vide APU No.L1/2019/000204 dated 28.08.2019.
  2. This office letter even No. dated 27.09.2019 addressed to the C.E., PWD, WRD, Chennai Region.
  3. This office letter even No. dated 10.10.2019 addressed to the General Manager, IOCL.
  4. Applicant letter dated 15.10.2019.
  5. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Kundrathur-A-/009652/2019/ dated 03.12.2019.
  6. The IPM, Manali, Indial Oil Corporation Limited, Southern Region Pipelines, Chennai - 68 in letter No. SRPL/MAN/ML/19-20/67 dated 03.12.2019.
  7. Letter dated 05.12.2019 received from Thiru.Muthuramalingam, Advocate.
  8. This office letter even No. dated 10.02.2020 addressed to the applicant.
  9. Applicant letter dated 17.02.2020
  10. This office DC Advice letter even No. dated 22.05.2020 addressed to the applicant.
  11. Applicant letter dated 26.05.2020 enclosing the receipt for payments.
  12. This office letter even No. dated 27.05.2020 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the Skeleton Plan.
  13. Objection petition dated 12.10.2020 received from Thiru.D.Murugan on 15.10.2020.
  14. The Executive Officer, Kundrathur Special Grade Town Panchayat letter Rc.No.797/2020 dated 11.11.2020 enclosing a copy of Gift deed for Road area, Park space and PP site-1 & 2 (0.5% area each) registered as Doc.No.13977/2020 dated 10.11.2020 @ SRO, Kundrathur.
  15. Applicant letter dated 11.11.2020 received on 12.11.2020.
  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.

18/11/2020

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The proposal received in the reference 1<sup>st</sup> cited for the proposed layout of house sites in S.Nos.408, 430, 431/1, 786/1 part & 2, 787, 788/1 & 2, 792, 797/1, 799/1 & 2, 800/1, 801/1 & 2, 802/1B, 803, 804/1A, 1B, 1C & 2, 810/1 & 2, 811, 812, 813, 816/2, 817/1, 818, 819, 820, 822/1, 823/1 & 2, 824/1, 2, 3 & 4, 825, 826, 827, 828, 829/2, 830/1 & 2, 831, 877/2, 878/1, 879, 880, 881/1 & 2, 884, 885, 887/1 & 2, 888/1 & 2, 889/1, 890, 891/1 & 2, 892/2, 900/1A and 904/2A of Kundrathur 'A' Village, Kundrathur Taluk (formerly Pallavaram Taluk), Kancheepuram District, Kundrathur Town Panchayat 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.

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 11<sup>th</sup> cited as called for in this office letter 10<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3,27,800/-	B-0013726 dated 27.08.2019
Development charge	Rs.6,30,000/-	B-0016400 dated 26.05.2020
Layout Preparation charges	Rs.2,80,000/-	
Regularization charges	Rs.30,000/-	0005217 Dated 26.05.2020
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No. 112/2020 dated 16.11.2020**. Three copies of layout plan and planning permit **No.13874** are sent herewith for further action.

5. You are requested to ensure the compliance of the following, before sanctioning and release of the layout:

- The roads are formed as shown in the layout plan;
- The Single Pole HT Line passing through the site in the north south direction has been shifted; and
- Compliance of the conditions stipulated in the PWD remarks in the reference 5<sup>th</sup> cited and also shall obtain a letter from PWD confirming the compliance of conditions.

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

Yours faithfully,

for Member-Secretary

o/c  
16/11/2020

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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).

- Copy to:
1. The Chennai Metropolitan Co-operative Housing Society <sup>Limited</sup>, represented by its Administrative Officer Thiru.R.Jayakumar, No.50, Ritherdon Road, Vepery, 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. (along with a copy of approved layout plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 5<sup>th</sup> 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

A. Laya  
18-11-23