



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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**Letter No. L1/14636/2019**

**Dated: 9.10.2020**

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.Nos.472/1A1, 1A2, 1B1,1B2, 1C1 & 1C2 and 477/1, 2, 3, 4, 5, 6, 7, 8 & 9 of Varadharajapuram 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.L1/2019/000205 dated 30.08.2019.
  2. This Office letter even No. dated 04.09.2019 addressed to the C.E., PWD, WRD, Chennai Region.
  3. This Office letter even No. dated 25.09.2019 addressed to the applicant.
  4. This office DC Advice letter even No. dated 11.11.2019 addressed to the applicant.
  5. Applicant letter dated 11.12.2019 enclosing the receipts for payments.
  6. This office letter even No.-1 dated 17.12.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing a skeleton plan.
  7. This office letter even No.-2 dated 17.12.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle South-I, TANGEDCO.
  8. The Commissioner, Kundrathur Panchayat Union letter No. Rc.No.9841/2019/A3 dated 09.01.2020 enclosing a Gift deed for handing over of the Road space, Park area & Public Purpose site (0.5% area) registered as Doc. No.9879/2019 dated 30.12.2019 @ SRO, Padappai.
  9. The Superintending Engineer, Chennai Electricity Distribution Circle South-I, TANGEDCO letter No.SE/CEDC/S-I/AEE/C/F.Varadharajapuram /D.41/20 dated 10.01.2020 enclosing a Gift deed for handing over of the Public Purpose site-2 (0.5% area) registered as Doc. No.139/2020 dated 09.01.2020 @ SRO, Padappai.
  10. This office letter even No. dated 28.01.2020 addressed to the applicant.
  11. Applicant letter dated 22.01.2020 & 31.01.2020.
  12. This office letter even No. dated 07.02.2020 addressed to the applicant.
  13. The Commissioner, Kundrathur Panchayat Union letter No. R.C.No.9841/2019/A3 dated 28.02.2020 enclosing a copy of the Rectification Gift deed for handing over of the Road space, Park area & Public Purpose site (0.5% area) registered as Doc. No.1307/2020 dated 17.02.2020 @ SRO, Padappai.
  14. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Inundation – Varadharajapuram/2020/ dated 22.09.2020.
  15. The Applicant letter dated 23.09.2020.
  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.

⊙ This office letter even No.-3 dated 17.12.2019 addressed to the applicant.





The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites in the land comprised in S.Nos.472/1A1, 1A2, 1B1, 1B2, 1C1 & 1C2 and 477/1, 2, 3, 4, 5, 6, 7, 8 & 9 of Varadharajapuram Village, Kundrathur 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 5<sup>th</sup> cited as called for in this office letter 4<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.15,800/-	B 0013757 dated 28.08.2019
Development Charges for land	Rs.36,000/-	B 0015199 dated 11.12.2019
Layout Preparation Charges	Rs.30,000/-	
Regularisation Charge	Rs.3,18,000/-	
Contribution to Flag Day Fund	Rs.500/-	

5. The approved plan is numbered as **PPD/LO. No.85/2020 dated 9 .10.2020**. Three copies of layout plan and planning permit **No.13847** 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 15<sup>th</sup> 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 17<sup>th</sup> & 18<sup>th</sup> cited.

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. M/s. Annai Builders Real Estates Pvt. Ltd., (GPA),  
Alpha Centre, 4<sup>th</sup> Floor,  
No.150 & 151, North Usman Road,  
T.Nagar, Chennai - 600 017.



2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8. (along with a copy of approved layout plan). *15/10/20*
3. 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).
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. 14<sup>th</sup> cited).
5. Stock file /Spare Copy.

