



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/15277/2018

Dated: 27 .03.2019

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.No.9/7C & 10/1C of Kundrathur Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat limit – Approved - Reg.

- Ref:
1. PPA received in APU No.L1/2018/000204 dated 28.08.2018.
 2. This office letter even No. dated 11.10.2018 addressed to the SRO, Kundrathur.
 3. SRO, Kundrathur letter No.03/2018 dated 15.10.2018.
 4. This office DC advice letter even No. dated 17.10.2018 addressed to the applicant.
 5. Applicant letter dated 21.01.2019 enclosing the receipt of payments and requesting for revision of skeleton plan.
 6. This office letter even No. dated 08.02.2019 addressed to the SRO, Kundrathur.
 7. SRO, Kundrathur letter No.4/2019 dated 11.02.2019 enclosing the GLV of the site under reference.
 8. This office supplement DC Advice letter even No. dated 13.02.2019 addressed to the applicant.
 9. Applicant letter dated 19.02.2019 enclosing the receipt for payments.
 10. This office letter even No. dated 22.02.2018 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the Skeleton plan.
 11. The Executive Officer, Kundrathur Town Panchayat letter Rc.No.259/2019 dated 20.03.2019 enclosing the Gift Deed for handing over of road area registered as Document No.4288/2019 dated 18.03.2019 @ SRO, Kundrathur.
 12. G.O.(Ms) No.112, H&UD Department dated 22.06.2017.
 13. The Secretary (H&UD and TNRERA) Lr. No.TNRERA/261/2017 dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed laying out of house sites for the property comprised in S.No.9/7C & 10/1C of Kundrathur Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat limit was examined and layout plan has been prepared 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.

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

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 10,000/-	B 007950 dated 20.08.2018
Development charges for land	Rs. 19,500/-	B 008844 dated 21.01.2019
Layout Preparation charges	Rs. 10,000/-	
OSR charges (for 430 sq.m.)	Rs.49,65,000/-	
Contribution to Flag Day Fund	Rs. 500/-	B-009132 dated 19.02.2019

5. The approved plan is numbered as **PPD/LO. No. 36/2019**. Three copies of layout plan and planning permit **No.12354** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan, 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 12th & 13th cited.

Yours faithfully,

o/c

27/3/19

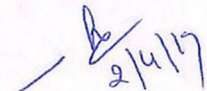
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for Senior Planner (MSB)

27/03/2019

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. Thiru.V.Hariharan,
No.18, Sannathi Street,
Anakaputhur, Chennai – 600 070.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8. 
(along with a copy of approved layout plan).
3. Stock file /Spare Copy