



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. L1/15607/2019

Dated: 04.02.2020

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 site comprised in S.Nos.192/1 & 2 and 198/1 & 2 of Thandalam Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Handing over of the Road space & Public Purpose site – Approved - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in No. L1/2019/000218 dated 16.09.2019.
 2. This office letter even No. dated 18.10.2019 addressed to the Applicant.
 3. Applicant letter dated 24.10.2019 & 28.10.2019.
 4. This office letter even No. dated 06.11.2019 addressed to the Applicant.
 5. This office DC Advice letter even No. dated 14.11.2019 addressed to the applicant.
 6. Applicant letter dated 15.11.2019 enclosing the receipts for payments.
 7. This office letter even No.-1 dated 18.11.2019 addressed to the Commissioner, Kundrathur Panchayat Union.
 8. This office letter even No.-2 dated 18.11.2019 addressed to the Superintending Engineer, CEDC, South-I, TANGEDCO.
 9. The Commissioner, Kundrathur Panchayat Union Rc.No.9257/2019/A3 dated 30.12.2019 enclosing a copy of Gift deed for Road area & Public Purpose site-1 registered as Doc.No.10544/2019 dated 23.12.2019 @ SRO, Pammal.
 10. The Superintending Engineer, CEDC / South-I, K.K.Nagar 110 KV, S.S.Complex, K.K.Nagar, Chennai-78 letter No.SE/CEDC/S-I/AEE/C/F.Thandalam/D.1080/19 dated 26.12.2019 enclosing a copy of Gift deed for PP site-2 area registered as Doc.No.10543/2019 dated 23.12.2019 @ SRO, Pammal.
 11. Applicant letter dated 23.01.2020.
 12. Applicants letter dated 03.02.2020.
 13. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 14. The 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 laying out of house site comprised in S.Nos.192/1 & 2 and 198/1 & 2 of Thandalam Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Handing over of the Road space & Public Purpose site 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.

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 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 6,200/-	B-0013994 dated 13.09.2019
Development charge	Rs. 17,000/-	B-0014857 dated 15.11.2019
Layout Preparation charges	Rs. 12,000/-	
Contribution to Flag Day Fund	Rs. 500/-	649927 dated 15.11.2019

4. The approved plan is numbered as **PPD/LO.No.09/2020 dated 04.02.2020**. Three copies of layout plan and planning permit **No.12771** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan, 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 13th & 14th cited.

Yours faithfully,

o/c

04/2/20

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for Chief Planner, Layout

04/02/2020

04/02/2020

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. Thiru.K.Kannappan & Thiru.T.K.Mohanasundaram,
New No.4, 57th Street,
Ashok Nagar,
Chennai – 600 083.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
 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. Stock file /Spare Copy.

6-2-20

