



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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Letter No. L1/15665/2019

Dated: 28.01.2020

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.No.509/1A1C, 1A1D & 1A1E of Kundrathur village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat limit – Approved - Reg.

- Ref:
1. PPA received in APU No.L1/2019/000221 dated 19.09.2019
  2. Applicant letter dated Nil received on 23.09.2019.
  3. This office letter even No. dated 30.09.2019 addressed to the Sub-Registrar, Kundrathur.
  4. The Sub-Registrar, Kundrathur letter No.120/2019 dated 01.10.2019.
  5. This office DC Advice letter even No. dated 03.10.2019 addressed to the applicant.
  6. Applicant letter dated 04.10.2019 enclosing the receipt for payments.
  7. Applicant letter dated 10.10.2019 enclosing revised layout plan.
  8. This office supplement DC Advice letter even No. dated 15.10.2019 addressed to the applicant.
  9. Applicant letter dated 16.10.2019 enclosing the receipt for payment of additional OSR charges.
  10. This office letter even No.-1 dated 17.10.2019 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the Skeleton Plan.
  11. This office letter even No.-2 dated 17.10.2019 addressed to the Superintending Engineer, CEDC, South-I, TANGEDCO enclosing the Skeleton Plan.
  12. The Executive Officer, Kundrathur Special Grade Town Panchayat letter Rc.No.1713/2019 dated 19.11.2019 enclosing a copy of Gift deed for Road area and PP site-1 (0.5% area) registered as Doc.No.18308/2019 dated 08.11.2019 @ SRO, Kundrathur.
  13. The Superintending Engineer, CEDC / South-I, K.K.Nagar letter No.SE/CEDC/S-I/AEE/C/F.Kundrathur 2B/D.40 /20 dated 10.01.2020 enclosing a copy of Gift deed for balance PP site-2 registered as Doc. No.412/2020 dated 09.01.2020 @ SRO, Kundrathur.
  14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  15. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed layout of house sites in S.No.509/1A1C, 1A1D & 1A1E of Kundrathur village, 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 6<sup>th</sup> & 9<sup>th</sup> cited as called for in this office letter 5<sup>th</sup> & 8<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee (3,500 + 3,500)	Rs. 7,000/-	B-0014061 dated 19.09.2019 & B-0014130 dated 23.09.2019
Development charge	Rs.16,000/-	B-0014308 dated 04.10.2019
Layout Preparation charges	Rs. 7,000/-	
Regularization charges	Rs.1,30,000/-	
OSR charges (for 81 sq.m of area) (5,35,000 + 4,10,000)	Rs.9,45,000/-	B-0014308 dated 04.10.2019 & B-0014432 dated 16.10.2019
Contribution to Flag Day Fund	Rs. 500/-	649812 dated 04.10.2019

4. The approved plan is numbered as **PPD/LO. No. 05/2020 dated 28.01.2020**. Three copies of layout plan and planning permit **No.12767** 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 14<sup>th</sup> & 15<sup>th</sup> cited.

Yours faithfully,  
 o/c  2/5  
 for Member-Secretary

- 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.S.Suresh Babu & Thiru.S.Prabu,  
 No.5, Kulakkarai Street,  
 Anakaputhur,  
 Chennai - 600 070.  
 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

