



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

Letter No. L1/16492/2018

Dated: 08.02.2019

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 for the property comprised in S.No.456/1A
of Kundrathur Village, Pallavaram Taluk, Kancheepuram District,
Kundrathur Town Panchayat limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in ^{APU} No.L1/2018/000218 dated 05.09.2018.
 2. This office letter even No. dated 01.10.2018 addressed to the CE, PWD, WRD, Chennai Region.
 3. This office DC Advice letter even No. dated 17.10.2018 addressed to the Applicant.
 4. Applicant letter dated 12.10.2018.
 5. Applicant letter dated 01.11.2018 enclosing the receipts for payment.
 6. The CE, PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I&Culvert-Kundrathur/2016 dated 25.11.2016.
 7. This office letter even No. dated 16.11.2018 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the skeleton plan.
 8. The Executive Officer, Kundrathur Town Panchayat in letter RC.No.2395/2018 dated 29.01.2019 enclosing the copy of Gift deed for Road area registered as Doc. No.508/2019 dated 11.01.2019 @ SRO, Kundrathur.
 9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 10. 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 sites for the property comprised in S.No.456/1A 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 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 in the reference 5th cited has remitted the following charges / fees as called for in this office letter 3rd cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 4,000/- ✓	B-008053 dated 04.09.2018 ✓
Development charges	Rs. 8,000/- ✓	B-008361 dated 30.10.2018 ✓
Layout Preparation charges	Rs. 5,000/- ✓	
Contribution to Flag Day Fund	RS. 500/- ✓	2568157 to 2568161 ✓ dated 30.10.2018 ✓

5. The approved plan is numbered as **PPD/LO. No. 21/2019**. Three copies of layout plan and planning permit **No. 12338** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan and compliance of all the conditions stipulated by PWD in their letter No.DB/T5(3)/F-I&Culvert-Kundrathur/2016 dated 25.11.2016 and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release 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 9th & 10th cited

Yours faithfully,

for Principal Secretary /
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).

Thiru.

Copy to: 1. V.Maheshwaran,
No.36, Kamarajar 4th Cross Street,
Padmavathy Nagar,
Kundrathur, Chennai – 600069.

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: 6th cited).
4. Stock file /Spare Copy