



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. L1/16625/2019

Dated: 02.02.2021

To

The Executive Officer,
Kundrathur Town Panchayat,
Kundrathur,
Chennai – 600 069.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Layout of house sites in S.Nos.438/1 & 439 of Kundrathur-B Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat limit – Approved - Reg.

- Ref:
1. The Layout proposal received in CMDA vide APU No.L1/2019/000230 dated 30.09.2019.
 2. The C.E., WRD, PWD, Chennai Region letter No.T5(3)/7652/2013 dated 28.10.2013.
 3. This office letter even No. dated 18.10.2019 addressed to the C.E., WRD, PWD, Chennai Region.
 4. Applicant letter dated 13.11.2019.
 5. This office letter even No. dated 18.11.2019 addressed to the C.E., WRD, PWD, Chennai Region.
 6. This office letter even No. dated 22.11.2019 addressed to the SRO, Kundrathur.
 7. The SRO, Kundrathur letter No.120/2019 dated 26.11.2019.
 8. This office DC Advice letter even No. dated 06.12.2019 addressed to the applicant.
 9. Applicant letter dated 12.12.2019 enclosing the receipts for payment.
 10. This office letter even No.-1 dated 13.12.2019 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the skeleton plan.
 11. This office letter even No.-2 dated 13.12.2019 addressed to the Superintendent Engineer, Chennai Electricity Distribution Circle (South-I), TANGEDCO, K.K.Nagar, Chennai-78 enclosing the skeleton plan.
 12. This office letter even No.-3 dated 13.12.2019 addressed to the applicant.
 13. Applicant letter dated 13.12.2019.
 14. The Executive Officer, Kundrathur Special Grade Town Panchayat letter Rc.No.2089/2019 dated 23.07.2020 enclosing a copy of Gift deed for Road area and PP site-1 (0.5% area) registered as Doc.No.6680/2020 dated 17.07.2020 @ SRO, Kundrathur.
 15. 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.SF.Nos.438/1&439 of Kundrathur-B Village/D.345/20 dated 20.07.2020 enclosing a copy of Gift deed for PP site-2 (0.5% area) registered as Doc. No.6679/2020 dated 17.07.2020 @ SRO, Kundrathur.
 16. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Kundrathur-B Village/2020/ dated 31.12.2020.
 17. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 18. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

28/2/21
DISPATCHED



The proposal received in the reference 1st cited for the proposed layout of house sites in S.Nos.438/1 & 439 of Kundrathur-B 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 9th cited as called for in this office letter 8th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.16,500/-	B-0014106 dated 23.09.2019
Development charge	Rs.18,000/-	B-0015200 dated 11.12.2019
Layout Preparation charge	Rs.10,000/-	
OSR charge (for 277 sq.m.)	Rs.12,05,000/-	
Contribution to Flag Day Fund	Rs. 500/-	781074 dated 12.12.2019

4. The approved plan is numbered as **PPD/LO. No.19/2021 dated 22.02.2021**. Three copies of layout plan and planning permit **No.14026** are sent herewith for further action.


5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 14th cited and shall obtain a letter from PWD confirming the compliance of conditions, 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 17th & 18th cited.

Yours faithfully,

o/c
23/02/2021
for Chief Planner, Layout
23/02/2021
2/5

- 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. Tvl.Prakashmal Mardia & Manish Mardia,
No.T-9, 4th Floor, Land Marvel Building,
100 Feet Road, First Avenue,
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 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. 14th cited).
 4. 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).
 5. Stock file /Spare Copy