



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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Egmore, Chennai - 600 008  
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**Letter No. L1/16682/2019**

**Dated: 03.03.2021**

To  
**The Executive Officer,**  
Kundrathur Special Grade Town Panchayat,  
Kundrathur,  
Chennai – 600 069.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Layout of house sites in S.Nos.32/1 & 44/1A8 of Kundrathur Village, Kundrathur Taluk (previously 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.L1/2019/000233 dated 01.10.2019.
  2. This office letter even No. dated 25.10.2019 addressed to the applicant.
  3. This office reminder letter even No. dated 20.12.2019 addressed to the applicant.
  4. Applicant letter dated 21.01.2020 & 02.03.2020.
  5. This office DC Advice letter even No. dated 17.03.2020 addressed to the applicant.
  6. Applicant letter dated 19.05.2020 enclosing the receipt for payments.
  7. This office letter even No. dated 27.05.2020 addressed to the Executive Officer, Kundrathur Town Panchayat Union enclosing the skeleton plan.
  8. The Executive Officer, Kundrathur Special Grade Town Panchayat letter R.C.No.452/2020/A1 dated 05.01.2021 enclosing a copy of Gift deed for Road Area, PP-I & PP-II sites registered as Doc. No.47/2021 dated 04.01.2021 @ 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 1<sup>st</sup> cited for the proposed layout of house sites in S.Nos.32/1 & 44/1A8 of Kundrathur village, Kundrathur Taluk (previously 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> cited as called for in this office letter 5<sup>th</sup> cited respectively:

Description of charges	Amount/	Receipt No. & Date
Scrutiny fee	Rs.5,100/-	B-0014251 dated 01.10.2019
Development charge	Rs.15,000/-	B-0016356 dated 18.05.2020
Layout Preparation charge	Rs.8,000/-	
Regularization charge	Rs.1,10,000/-	0005204 dated 19.05.2020
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No.30/2021 dated 2..03.2021**. Three copies of layout plan and planning permit **No.14037** 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 9<sup>th</sup> & 10<sup>th</sup> cited.

Yours faithfully,

olc  
for Chief Planner, Layout 2/5  
01/03/2021  
01/13/2021

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.Chandramohan  
GPA on behalf of Thiru.N.Kumar,  
No.6/17, 4<sup>th</sup> Street,  
Thiru Nagar, Vadapalani,  
Chennai - 600 026.
  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

