



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
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**Letter No. L1/16977/2019**

**Dated: 6.03.2020**

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 sites in the land comprised in S.No.36/2 of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit - Approved - Reg.

- Ref:
1. PPA for laying out of house sites received in APU No.L1/2019/000237 dated 10.10.2019.
  2. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/I-Varadharajapuram-III/M dated 14.12.2018.
  3. This office letter even No. dated 08.11.2019 addressed to the SRO, Padappai.
  4. The SRO, Padappai letter No.08/2019 dated 15.11.2019 informing the prevailing GLV of the site.
  5. This office DC Advice letter even No. dated 19.11.2019 addressed to the applicant.
  6. Applicant letter dated 09.12.2019 enclosing the receipts for payments.
  7. This office letter even No.-1 dated 11.12.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing a skeleton plan.
  8. This office letter even No.-2 dated 11.12.2019 addressed to the Superintending Engineer, CEDC, Chengalpattu, TANGEDCO.
  9. The Commissioner, Kundrathur Panchayat Union letter Rc.No.9840/2019/A3 dated 18.02.2020 enclosing a copy of Gift deed for Road area and PP-1 site registered as Doc.No.797/2020 dated 03.02.2020 @ SRO, Padappai.
  10. The Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO letter No:SE/CEDC/CGL/AEE/GL/CHD/F.Land/D No.2005/19-20 dated 15.02.2020 enclosing a copy of Gift deed for PP-2 site area registered as Doc. No.798/2020 dated 03.02.2020 @ SRO, Padappai.
  11. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  12. 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 laying out of house sites in the land comprised in S.No.36/2 of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union 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.

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 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:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 15,000/-	B 0014335 dated 09.10.2019
Development charges for land	Rs. 27,000/-	B 0015141 dated 09.12.2019
Layout Preparation charges	Rs. 18,000/-	
OSR charge (for 207 sq.m.)	Rs.13,50,000/-	
Contribution to Flag Day Fund	Rs. 500/-	781060 dated 10.12.2019

5. The approved plan is numbered as **PPD/LO. No.21/2020 dated 03.03.2020**. Three copies of layout plan and planning permit **No.12783** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan and compliance of the conditions stipulated in the PWD remarks in the reference 2<sup>nd</sup> cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning 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 11<sup>th</sup> & 12<sup>th</sup> cited.

Yours faithfully,

o/c

6/3/20

2/5

for Chief Planner, Layout

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).

03/03/2020  
03/03/2020

- Copy to:
1. Thiru.R.Rajkumar & Another,  
No.36/33, K.K.Salai,  
Kaveri Rangan Nagar,  
Saligramam,  
Chennai - 600 093.
  2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved layout plan).
  3. The Superintending Engineer,  
Chengalpattu Electricity Distribution Circle,  
Tamil Nadu Generation of Electricity and  
Distribution Corporation (TANGEDCO)  
No.130, GST Road (opposite to New Bus Stand),  
Chengalpattu - 603 001.  
(along with a copy of approved layout plan).





4. 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. 2<sup>nd</sup> cited).
5. Stock file /Spare Copy.