



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No.L1/18487/2019

Dated: 30.12.2020

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.No.618/1A, 1B & 1C of Kundrathur-B Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Town Panchayat limit – Approved - Reg.

- Ref:
1. The Layout proposal received in CMDA vide APU No.L1/2019/000260 dated 07.11.2019.
 2. This office letter even No. dated 06.12.2019 addressed to the Applicant.
 3. Applicant letter dated 11.12.2019.
 4. This office DC Advice letter even No. dated 17.12.2019 addressed to the applicant.
 5. Applicant letter dated 19.12.2019 enclosing the receipt for payments.
 6. This office letter even No.-1 dated 23.12.2019 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the skeleton plan.
 7. This office letter even No.-2 dated 23.12.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle (South-I), TANGEDCO enclosing the skeleton plan.
 8. Objection Petition received from Tvl.R.P.Dharmalingam @ A.R.Dharmalingam & 4 Others dated 06.01.2020.
 9. The Executive Officer, Kundrathur Special Grade Town Panchayat letter Rc.No.2124/2019 dated 10.02.2020 enclosing a copy of Gift deed for Road area and PP site-1 (0.5% area) registered as Doc. No.1988/2020 dated 06.02.2020 @ SRO, Kundrathur.
 10. The Superintending Engineer, Chennai Electricity Distribution Circle/South-I, K.K.Nagar 110 KV SS Complex, TANGEDCO letter No.SE/CEDC/S-I/AEE/C/F.Kundrathur 'B' (S.F.No.618/1A, 1B & 1C) /D.108/20 dated 10.02.2019 enclosing a copy of Gift Deed for handing over of PP-2 site registered as Document Doc.No.1986/2020 dated 06.02.2020 @ SRO, Kundrathur.
 11. This office called for hearing letter even No. dated 17.02.2020 addressed to the Applicants & Petitioners.
 12. Letter dated 21.02.2020 received from Tvl.R.P.Dharmalingam @ A.R.Dharmalingam & 4 others.
 13. This office called for hearing letter even No. dated 25.02.2020 addressed to the Applicants & Petitioners.
 14. Letter dated 02.03.2020 received from Thiru.A.T.Shanmugam.
 15. Letter dated 03.03.2020 received from Tvl.R.P.Dharmalingam @ A.R.Dharmalingam & 4 Others.
 16. Advocate Notice dated 05.03.2020 received from Thiru.P.Selvan Amunas.
 17. This office letter even No. dated 20.03.2020 addressed to the Applicants with a copy marked to the Petitioners.
 18. Letter dated 05.12.2020 received from Tvl.R.P.Dharmalingam @ A.R.Dharmalingam & 4 Others.

31/12/2020



19. This office called for hearing letter even No. dated 16.12.2020 addressed to the Applicants & Petitioners.
20. Sworn Statement dated 16.12.2020 submitted by Thiru.M.Nagarajan, authorized person and behalf of Tvl.Vasantha, R.Ravi, E.Mariammal, R.P.Dharmalingam alias A.R.Dharmalingam, K.Sasikala, S.R.Ganesan, M.Saravanan and K.Azhagu.
21. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
22. 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 layout of house sites in S.No.618/1A, 1B & 1C of Kundrathur-B Village, Kundrathur 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 5th cited as called for in this office letter 4th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.4,725/-	B-0014664 dated 01.11.2019
Development charge	Rs.14,000/-	
Layout Preparation charge	Rs.10,000/-	B-0015297 dated 19.12.2019
Contribution to Flag Day Fund	Rs.500/-	2762382 to 2762386 dated 19.12.2019

4. The approved plan is numbered as **PPD/LO. No. 139/2020 dated 30 .12.2020**. Three copies of layout plan and planning permit **No.14004** 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 22nd & 23rd cited.

Yours faithfully,

o/c

for Chief Planner, Layout

30/12/2020

30/12/20

30/12/2020

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.C.Vasantha & 2 Others,
No.17, Periya Street,
Kundrathur,
Chennai - 600 069.

2. The Deputy Planner, — *Me*
Master Plan Division, *07/01/2021*
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

