

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,

Egmore, Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mscmda@tn.gov.inWeb site: www.cmdachennai.gov.in**Letter No. L1/20209/2019****Dated: 8.07.2020**

To

The Commissioner

Kundrathur Panchayat Union

@ Padappai - 601 301,

Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed sub-division of house sites in the property comprised in in S.Nos.218/1A, 1B, 1C, 1D & 2 and 219/19 (old S.No.219/1B part - Plot No.24 lying in an unapproved layout named as "Sri Kamakshi Amman Nagar Extension") of Kozhumanivakkam village, Kundrathur Taluk (formerly Pallavaram Taluk), Kancheepuram District, Kundrathur Panchayat Union limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/000279 dated 04.12.2019.
 2. This office letter even no. dated 11.12.2019 addressed to the CE, WRD, PWD, Chennai Region.
 3. Applicant letter dated 20.12.2019.
 4. This office letter even No. dated 23.01.2020 addressed to the applicant.
 5. The Chief Engineer, PWD, WRD, Chennai Region letter No.DB/T5(3) I - Kozhumanivakkam Village - II/2020/M/2020 dated 03.02.2020.
 6. Applicant letter dated 14.02.2020, 17.02.2020, 18.02.2020, 03.03.2020 & 18.05.2020.
 7. This office DC Advice letter even No. dated 03.06.2020 addressed to the applicant.
 8. Applicant letter dated 04.06.2020 enclosing the receipt for payments.
 9. This office letter even No. dated 05.06.2020 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the skeleton plan.
 10. The Commissioner, Kundrathur Panchayat Union letter Rc.No.2440/2020/A3 dated 24.06.2020 enclosing a copy of Gift deed for Road area registered as Doc.No.6091/2020 dated 19.06.2020 @ SRO, Kundrathur.
 11. G.O.No.112, H&UD Department dated 22.06.2017.
 12. 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 sub-division of house sites in the property comprised in in S.Nos.218/1A, 1B, 1C, 1D & 2 and 219/19 (old S.No.219/1B part - Plot No.24 lying in an unapproved layout named as "Sri Kamakshi Amman Nagar Extension") of Kozhumanivakkam village, Kundrathur Taluk (formerly Pallavaram Taluk), Kancheepuram District, Kundrathur Panchayat Union limit was examined and sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development & 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 in the reference 8th cited has remitted the following charges / fees as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 5,500/-	B-0014951 dated 22.11.2019
Development charge	Rs. 15,000/-	B-0016475 dated 04.06.2020
Layout Preparation charge	Rs. 4,000/-	
Flag Day Fund	Rs. 500/-	5241 dated 04.06.2020

4. The approved plan is numbered as **PPD/LO. No.51/2020 dated 8.07.2020**. Three copies of sub-division plan and planning permit **No.13813** 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 5th cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the sub-division.

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 11th & 12th cited.

Yours faithfully,

for Chief Planner, Layout

Encl: 1. 3 copies of sub-division plan.
2. Planning permit in duplicate
(with the direction to not to use the logo of CMDA in the sub-division plan since the same is registered).

Copy to: 1. Thiru.C.Chakrapani,
Co-owner cum GPA on behalf of
Tvl.Suguna & 8 others,
No.110, Eswaran Koil Street,
Kozhumanivakkam,
Chennai - 600 122.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved sub-division plan).



3. The Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai – 600 005.
(along with a copy of approved sub-division plan for
monitoring the compliance of the conditions
stipulated in the NOC in ref. 5th cited).
4. The Superintending Engineer,
Chennai Electricity Distribution Circle, (South-II).
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai-600 078.
(along with a copy of approved sub-division plan).
5. Stock file /Spare Copy

