



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. L1/20451/2019

Dated: 29.12.2020

To

The Commissioner

Kundrathur Panchayat Union,
Padappai-601301
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission-Proposed layout of house sites in S.Nos.218/1, 2 & 3 and 222/2 part 3A Part & 3B part of Tharapakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit-Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2019/000285 dated 09.12.2019.
 2. This office letter even No.-1 dated 20.12.2019 addressed to the C.E., PWD, WRD, Chennai region.
 3. This office letter even No. 2 dated 20.12.2019 addressed to the General Manager, Indian Oil Corporation Limited (SRPL).
 4. Applicant letter dated 31.12.2019.
 5. This office letter even No. dated 03.01.2020 addressed to the General Manager, Indian Oil Corporation Limited (SRPL).
 6. This office letter even No. dated 21.02.2020 addressed to the applicant.
 7. Applicant letter dated 21.02.2020.
 8. The Senior Inspection Manager, IOCL Manali, Chennai letter No.SRPL/MAN/ML/19-20/67 dated 24.06.2020.
 9. This office reminder letter even No.-1 dated 25.07.2020 addressed to the C.E., PWD, WRD, Chennai region.
 10. This office reminder letter even No.-2 dated 25.07.2020 addressed to the applicant.
 11. C.E., PWD, WRD, Chennai region letter No.DB/T5(3)/F-Inundation Tharapakkam/2020 dated 03.09.2020.
 12. Applicant letter dated 10.09.2020 enclosing revised layout plan.
 13. This office letter even No. dated 24.10.2020 addressed to the applicant.
 14. Applicant letter dated 06.11.2020.
 15. This office letter even No. dated 05.12.2020 addressed to the Sub-Registrar, Pammal.
 16. The Sub-Registrar, Pammal letter No.17-9/2020 dated 07.12.2020.
 17. This office DC Advice letter even No. dated 08.12.2020 addressed to the applicant.
 18. Applicant letter dated 11.12.2020 enclosing the receipts for payments
 19. This office letter even No. dated 15.12.2020 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the skeleton plan.
 20. The Commissioner, Kundrathur Panchayat Union letter R.C.No.6917/2020/A3 dated 22.12.2020 enclosing a copy of Gift deed for Road space & PP-1 & 2 sites registered as Doc. No.8673/2020 dated 28.12.2020 @ SRO, Pammal.
 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.

8. This office letter even No dated 06-03-2020 addressed to the General Manager, Indian Oil Corporation Limited (SRPL)



The proposal received in the reference 1st cited for the proposed layout of house sites in S.Nos.218/1, 2 & 3 and 222/2 part 3A Part & 3B part of Tharapakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout 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 18th cited as called for in this office letter 17th 18th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.1,04,700/-	B-0015133 dated 09.12.2019
Development charge	Rs.25,000/-	B-0018096 dated 11.12.2020
Layout Preparation charge	Rs.15,000/-	
Regularization Charge	Rs.25,000/-	
OSR Charge (for 483 sq.m.)	Rs.34,90,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.136/2020 dated 29.12.2020**. Three copies of layout plan and planning permit **No.14001** are sent herewith for further action.

5. 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 11th 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 21st & 22nd cited.

Yours faithfully,

O/C *Hg*
29/12/2020
for Chief Planner, Layout

29/12/2020
29/12/2020
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- 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.S.Peter,
For himself and GPA on behalf of
Tmt. Mercy Florence
No.15, Varghese Avenue,
Ashok Nagar,
Chennai - 600 083.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8. *Me*
03/02/2021
(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. 11th 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