



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.in
Web site: www.cmdachennai.gov.in

Letter No. L1/20489/2019

Dated: 26.02.2021

To

The Executive Officer,
Kundrathur Town Panchayat,
Kundrathur,
Chennai – 600 069.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission -
Layout of house sites in S.No.438/3 of Kundrathur-B Village,
Kundrathur Taluk, Kancheepuram District, Kundrathur Town Panchayat
limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/000288 dated 11.12.2019.
 2. This Office letter even No. dated 20.12.2019 addressed to the CE, WRD, PWD, Chennai Region.
 3. This office letter even No. dated 23.01.2020 addressed to the applicant.
 4. Applicant letter dated 17.02.2020.
 5. This office reminder letter even No. dated 28.02.2020 addressed to the applicant.
 6. Applicant letter dated 14.09.2020 & 16.10.2020.
 7. This office reminder letter even No. dated 20.10.2020 addressed to the applicant.
 8. Applicant letter dated 21.10.2020.
 9. This office DC Advice letter even No. dated 11.11.2020 addressed to the applicant.
 10. Applicant letter dated 18.11.2020 enclosing the receipts for payment.
 11. This office letter even No. dated 27.11.2020 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the skeleton plan.
 12. G.O.Ms.No.181, H&UD Department dated 09.12.2020.
 13. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Kundrathur - B - 438 Village/2020/ dated 31.12.2020.
 14. The Executive Officer, Kundrathur Special Grade Town Panchayat letter Rc.No.938/2020/A1 dated 05.02.2021 enclosing a copy of Gift deed for Road area, PP site-1 & PP site-2 registered as Doc.No.2388/2021 dated 05.02.2021 @ SRO, Kundrathur.
 15. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 16. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

1/13/21
DISPATCHED

The proposal received in the reference 1st cited for the proposed layout of house sites in S.No.438/3 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 10th cited as called for in this office letter 9th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.7,600/-	B-0015151 dated 09.12.2019
Development charge	Rs.18,000/-	B-0017890 dated 18.11.2020
Layout Preparation charge	Rs.15,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.23/2021 dated 26.02.2021**. Three copies of layout plan and planning permit **No.14030** 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 13th 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 15th & 16th cited.

Yours faithfully,

o/c
 26/2/21
 for Chief Planner, Layout 2/5
 26/02/2021
 26/02/2021

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. M/s.Pragau Properties Pvt. Ltd.,
 No.T-9, 4th Floor, 100 Feet Road,
 1st Avenue, Ashok Nagar,
 Chennai – 600 083.



2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(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. 13th 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

— file
18/3/2021



