



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/21295/2018

Dated: 29.04.2019

To
The Commissioner
Kundrathur Panchayat Union
@ Padappai – 601 301,
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.Nos.295/1A, 1B, 2, 3A, 4A & 5B of Rendamkattalai Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:**
1. Re-submitted Planning Permission Application for laying out of house sites received on 26.11.2018.
 2. This office letter No.L1/3195/2018 dated 12.03.2018 addressed to the C.E., PWD, WRD, Chennai Region.
 3. The CE, PWD, WRD, Chennai Region in letter No.DB/T5(3)/F-Inundation-Irandamkattalai/2018 dated 25.06.2018.
 4. The Commissioner, Kundrathur Panchayat Union letter RC.No.10842/2018/A3 dated 14.11.2018.
 5. This office letter even No. dated 21.12.2018 addressed to the Sub-Registrar, Pammal.
 6. The Sub-Registrar, Pammal letter No.01/2019 dated 02.01.2019.
 7. This Office DC advice letter even No. dated 11.01.2019 addressed to the applicant.
 8. Applicant letter dated 22.01.2019 enclosing the receipt for payments.
 9. This office letter even No. dated 30.01.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the Skeleton plan.
 10. The Commissioner, Kundrathur Panchayat Union letter Rc.No.10842/2018/A3 dated 19.03.2019 enclosing the Gift Deed for handing over of road area registered as Document No.1966/2019 dated 12.03.2019 @ SRO, Pammal.
 11. G.O.(Ms) No.112, H&UD Department dated 22.06.2017.
 12. The Secretary (H&UD and TNRERA) Lr. No.TNRERA/261/2017 dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed laying out of house sites for the property comprised in S.Nos.295/1A, 1B, 2, 3A, 4A & 5B of Rendamkattalai Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulation 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 8th cited as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee (1,500 + 11,000)	Rs. 12,500/-	B 008529 dated 26.11.2018 & B-008858 dated 21.01.2019
Development charges for land	Rs. 28,000/-	B-008858 dated 21.01.2019
Layout Preparation charges	Rs. 18,000/-	
OSR charges (for 245 sq.m.)	Rs.12,40,000/-	
Contribution to Flag Day Fund	Rs. 500/-	

5. The approved plan is numbered as **PPD/LO. No. 54/2019**. Three copies of layout plan and planning permit **No.12373** 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 3rd cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout.

7. You are also requested to ensure that the land lies in S.No.295/3B of Irandamkattalai village classified as 'Nilavial Salai' as per A-Register is a private patta land belonging to Thiru.K.Ramamoorthi &Tmt.K.Gajalakshmi Ammal under patta No.225 lying in between the site under reference and the existing village road has to be handed over to the Local Body for road use before sanctioning and release of the layout.

8. ~~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 Senior Planner, MSB

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).

- Copy to:
1. Tvl.K.Chandrasekara Reddiyar & Others
No.1/6, Reddy Street,
Rendamkattalai Village,
Chennai - 602 101.
 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. 3rd cited).
 4. Stock file /Spare Copy

