

**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](mailto:mscmda@tn.gov.in)Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)**Letter No. L1/21370/2018****Dated: .04.2019**

To

**The Executive Officer,**

Kundrathur Town Panchayat,

Kundrathur,

Chennai – 600 069.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.Nos.108/2 and 112/1, 2A1, 2A2, 2B & 3 part of Kundrathur Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out APU No. L1/2018/000291 dated 23.11.2018.
  2. Applicant letter dated 02.01.2019.
  3. This office letter even No. dated 31.01.2019 addressed to the SRO, Kundrathur.
  4. Sub-Registrar, Kundrathur letter No.4/2019 dated 06.02.2019 enclosing the GLV of the site.
  5. This office DC Advice letter even No. dated 11.02.2019 addressed to the applicant.
  6. Applicant letter dated 26.02.2019 enclosing the receipt for payments.
  7. This office letter even No. dated 05.03.2019 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the Skeleton plan.
  8. The Executive Officer, Kundrathur Town Panchayat letter Rc.No.335/2019 dated 03.04.2019 enclosing the Gift Deed for handing over of road area registered as Document No.4732/2019 dated 25.03.2019 @ SRO, Kundrathur.
  9. G.O.(Ms) No.112, H&UD Department dated 22.06.2017.
  10. The Secretary (H&UD and TNRERA) Lr. No.TNRERA/261/2017 dated 09.08.2017.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites for the property comprised in S.Nos.108/2 and 112/1, 2A1, 2A2, 2B & 3 part of Kundrathur Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat 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 6<sup>th</sup> cited as called for in this office letter 5<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 17,000/-	B 008505 dated 23.11.2018 ✓
Development charges for land ✓	Rs. 30,000/- ✓	B 009237 dated 26.02.2019
Layout Preparation charges ✓	Rs. 19,000/- ✓	
Regularization charges for land ✓	Rs. 2,80,000/- ✓	
OSR charges (for 645 sq.m.) ✓	Rs. 74,50,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	649430 ✓ dated 26.02.2019 ✓

5. The approved plan is numbered as **PPD/LO. No. 51/2019**. Three copies of layout plan and planning permit **No.12370** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan, before sanctioning of the layout.

7. 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 9<sup>th</sup> & 10<sup>th</sup> cited.

Yours faithfully,

o/c

for Principal Secretary /  
Member Secretary

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16/4/19

16/04/2019

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. Thiru.Ketan Chordia,  
GPA on behalf of Tvl. Dinesh Chordia & 7 Others, ✓  
5, Ramanuja Street,  
Sowcarpet, Chennai – 600 079. ✓

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

3. Stock file /Spare Copy