

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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Web site: www.cmdachennai.gov.in

Letter No. L1/2306/2020**Dated: 12.03.2021**

To

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed layout of house sites in S.No.442/1A & 1B 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.L1/2020/000039 dated 12.02.2020.
 2. This office letter even No. dated 24.12.2020 addressed to the Sub-Registrar, Kundrathur.
 3. The Sub-Registrar, Kundrathur letter No.01/2020 dated 26.12.2020.
 4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 5. This office DC Advice letter even No. dated 07.01.2021 addressed to the applicant.
 6. Applicant letter dated 08.02.2021 enclosing the receipt for payments.
 7. This office letter even No. dated 11.02.2021 addressed to the ~~Executive Officer, Kundrathur Town Panchayat~~ Applicant enclosing the skeleton plan.
 8. Applicant letter dated 18.02.2021 enclosing the Gift Deed duly signed by the Donor.
 9. This office letter even No. dated 01.03.2021 addressed to the Sub-Registrar, Kundrathur enclosing original Gift Deed.
 10. Applicant letter dated 08.03.2021 enclosing a copy of Gift deed for Road space and PP-1 & PP-2 sites registered as Doc.No.4864/2021 dated 05.03.2021 @ SRO, Kundrathur.
 11. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 12. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

16/3/21
DISPATCHED

The proposal received in the reference 1st cited for the proposed layout of house sites in S.No.442/1A & 1B 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 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.9,900/-	B-0015798 dated 05.02.2020
Development charge	Rs.24,000/-	B-0018501 dated 08.02.2021
Layout Preparation charge	Rs.15,000/-	
OSR charge (for 480 sq.m.)	Rs.20,80,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO.No.37/2021 dated 12.03.2021**. Three copies of layout plan and planning permit **No.14044** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan, 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 11th & 12th cited.

7. The original Gift Deed registered as Doc.No.4864/2021 dated 05.03.2021 @ SRO, Kundrathur as in the reference 10th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited.

Yours faithfully,

o/c

12/3/21

for Chief Planner, Layout

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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.Manish Mardia,
No.T-9, 4th Floor,
100 Feet Road, First Avenue,
Ashok Nagar, Chennai – 600 083.

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

05/04/2021



3. 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).
4. Stock file /Spare Copy.