



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
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Letter No. L1/2307/2020

Dated: 28.07.2020

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house site comprised in S.No.556/2 and 557/1A & 2A1 of Gerugambakkam village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000037 dated 12.02.2020.
  2. Applicant letter dated 11.03.2020.
  3. This office letter even No. dated 23.03.2020 addressed to the Applicant.
  4. This office DC Advice letter even No. dated 09.06.2020 addressed to the applicant.
  5. Applicant letter dated 11.06.2020 enclosing the receipt for payments.
  6. This office letter even No. dated 16.06.2020 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the skeleton plan.
  7. The Commissioner, Kundrathur Panchayat Union letter RC.No.2621/2020/A3 dated 16.07.2020 enclosing a copy of Gift deed for Road area and PP-1 & PP-2 site registered as Doc. No.3521/2020 dated 10.07.2020 @ SRO, Pammal.
  8. G.O.No.112, H&UD Department dated 22.06.2017.
  9. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

8. Applicant Letter dated 20.07.2020.

The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house site comprised in S.No.556/2 and 557/1A & 2A1 of Gerugambakkam village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development & 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 in the reference 5<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 4<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.8,000/-	B-0015789 dated 05.02.2020
Development charge	Rs.20,000/-	B-0016539 dated 11.06.2020
Layout Preparation charge	Rs.13,000/-	
OSR charges (for 83 sq.m.)	Rs.10,85,000/-	0005264 dated 11.06.2020
Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No.57/2020 dated 28.07.2020**. Three copies of layout plan and planning permit **No.13819** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved 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 9<sup>th</sup> & 10<sup>th</sup> cited.

Yours faithfully,

*o/c* *28/7/20* *2/5*  
for Chief Planner, Layout

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.C.Balasubramaniam & 2 Others,  
No.26, VGN Padma Avenue,  
Kolapakkam, Porur,  
Chennai - 600 128.

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

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