



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. L1/2366/2018 ✓

Dated: 21.02.2019 ✓

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.No.1/1C1A1, 4A1 & 1/108 of Moulivakkam Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit - Approved - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in APU No.L1/2018/000025 dated 13.02.2018.
 2. This office letter even No. dated 28.02.2018 addressed to the Commissioner, Kundrathur Panchayat Union.
 3. This office letter even No. dated 28.02.2018 addressed to the C.E., PWD, WRD, Chennai Region.
 4. The Commissioner, Kundrathur Panchayat Union letter Rc.No.1325/2018/A3 dated 22.03.2018.
 5. Applicant letter dated 03.04.2018.
 6. This office reminder letter even No. dated 27.04.2018 addressed to the C.E., PWD, WRD, Chennai Region.
 7. This office letter even No. dated 27.04.2018 addressed to the applicant.
 8. Applicant letter dated 07.05.2018 & 05.06.2018.
 9. This office letter even No. dated 31.07.2018 addressed to the SRO, Kundrathur.
 10. The Sub-Registrar, Kundrathur Letter No.3/2018, dated 16.08.2018.
 11. Applicant letter dated 03.09.2018 enclosing the revised layout plan.
 12. This office DC advice letter even No. dated 07.11.2018 addressed to the applicant.
 13. Applicant letter dated 09.11.2018 enclosing the receipt for payments.
 14. This office letter even No. dated 19.11.2018 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the skeleton plan.
 15. The Commissioner, Kundrathur Panchayat Union letter Rc.No.1325/2018/A3 dated 31.01.2019 enclosing the copy of Gift Deed for road and park area registered as Doc.No.922/2019 dated 24.01.2019 @ SRO, Kundrathur.
 16. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 17. Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1st cited for the proposed laying out of house sites in S.No.1/1C1A1, 4A1 & 1/108 of Moulivakkam 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 13th cited as called for in this office letter 12th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 3,750/-	B-006661 dated 13.02.2018 & B-006997 dated 03.04.2018.
Development charge	Rs.8,000/-	B-008412 dated 09.11.2018
Layout Preparation charges	Rs.3,000/-	
Balance Scrutiny Fee	Rs.100/-	2568298 to 2568302 dated 09.11.2018
Contribution to Flag Day Fund	Rs. 500/-	

Rc (for Rent)
= Rs. 75,000/-

5. The approved plan is numbered as **PPD/LO. No.27/2019**. Three copies of layout plan and planning permit **No.12344** are sent herewith for further action.

6. You are requested to ensure that road and Park are formed as shown in the approved plan, before sanctioning and release of the layout. You are also requested to release the approved plan only after obtaining the remarks from PWD on inundation point of view due to existence of Drain / Channel along the southern boundary of the site.

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 16th & 17th cited.

Yours faithfully,

o/c
for Principal Secretary /
Member Secretary

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- 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).

21/2/19

21/02/2019

- Copy to:
1. Tmt.T.M.Sulochana,
No.14, Singara Mudaliar Street,
T.Nagar, Chennai-600 017.
 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)
 4. Stock file /Spare Copy

A-L
1-3-19