



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. L1/2749/2020

Dated: 5.12.2020

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 for the land comprised in S.Nos.763 & 764/2A part of Kundrathur-A Village, Kundrathur Taluk (formerly Pallavaram Taluk), Kancheepuram District, Kundrathur Town Panchayat limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000046 dated 21.02.2020.
 2. This office letter even No. dated 04.03.2020 addressed to the CE, WRD, PWD, Chennai region.
 3. This office letter even No. dated 21.05.2020 addressed to the applicant.
 4. Applicant letter dated 14.05.2020 & 27.05.2020.
 5. Applicant letter dated 15.07.2020 enclosing revised layout plan.
 6. Applicant letter dated 05.08.2020 & 18.08.2020.
 7. This office DC Advice letter even No. dated 21.08.2020 addressed to the applicant.
 8. The CE, WRD, PWD, Chennai region letter No.DB/T5(3)/F-I-Kundrathur-A Village-II/2020/M dated 12.08.2020 received on 26.08.2020.
 9. Applicant letter dated 26.08.2020 enclosing the receipt for payments.
 10. This office letter even No. dated 28.08.2020 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the Skeleton Plan.
 11. The Executive Officer, Kundrathur Town Panchayat letter Rc.No.631/2020/A1 dated 21.11.2020 enclosing a copy of Gift deed for Road area and PP site-1 & 2 (0.5% area each) registered as Doc.No.14958/2020 dated 21.11.2020 @ SRO, Kundrathur.
 12. This office letter even No. dated 03.12.2020 addressed to the applicant.
 13. Applicant letter dated 04.12.2020 enclosing receipt of payment of excess layout preparation charge.
 14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 15. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed layout of house sites for the land comprised in S.Nos.763 & 764/2A part of Kundrathur-A Village, Kundrathur Taluk (formerly Pallavaram 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 9th & 13th cited as called for in this office letter 7th & 12th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.6,100/-	B-0015983 dated 21.02.2020
Development charge	Rs.17,000/-	B-0017092 dated 26.08.2020
Regularization charges	Rs.1,08,000/-	
OSR charge (for 10 sq.m.)	Rs.50,000/-	
Layout Preparation charges (6000+2000)	Rs.8,000/-	B-0017092 dated 26.08.2020 & B-0018031 dated 04.12.2020
Contribution to Flag Day Fund	Rs.500/-	0005417 Dated 26.08.2020

4. The approved plan is numbered as **PPD/LO. No. 122/2020 dated ...12.2020**. Three copies of layout plan and planning permit **No.13884** are sent herewith for further action.

5. 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 8th cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout, 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 14th & 15th cited.

Yours faithfully,

for Chief Planner, Layout

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.S.M.Theyagarajan,
No.33, 5th Main Road,
New Colony, Chrompet,
Chennai - 600 044.

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

o/c
for Chief Planner, Layout
05/12/2020
05/12/2020
2/5

