

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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**Letter No. L1/3526/2020****Dated: 29.12.2020**

To

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

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Sub-division of house sites in S.No.465 of Kundrathur-B Village, Kundrathur Taluk (formerly Pallavaram Taluk), Kancheepuram District, Kundrathur Town Panchayat limit – Approved - Reg.
- Ref: 1. PPA received in APU No.L1/2020/000052 dated 27.02.2020.  
2. This office letter even No. dated 25.06.2020 addressed to the Sub-Registrar, Kundrathur.  
3. The Sub-Registrar, Kundrathur letter No.01/2020 dated 08.07.2020.  
4. This office DC Advice letter even No. dated 13.07.2020 addressed to the applicant.  
5. Applicant letter dated 15.07.2020 enclosing the receipts for payment.  
6. This office letter even No. dated 20.07.2020 addressed to the Executive Officer, Kundrathur Town Panchayat Union enclosing the skeleton plan.  
7. Applicant letter dated 24.07.2020 enclosing the revised layout plan.  
8. This office letter even No. dated 18.08.2020 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the revised Skeleton Plan.  
9. The Executive Officer, Kundrathur Special Grade Town Panchayat letter Rc.No.596/2020/A1 dated 11.12.2020 enclosing a copy of Gift deed for Road space registered as Doc.No.16452/2020 dated 09.12.2020 @ SRO, Kundrathur.  
10. Applicant letter dated 26.12.2020.  
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.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed <sup>sub-division</sup> layout of house sites in S.No.465 of Kundrathur-B Village, Kundrathur Taluk (formerly Pallavaram Taluk), Kancheepuram District, Kundrathur Town Panchayat limit was examined and sub-division 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 5<sup>th</sup> cited as called for in this office letter 4<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.10,000/-	C-100744 dated 25.02.2020
Development charge	Rs.23,000/-	B-0016703 dated 15.07.2020
Layout Preparation charge	Rs.4,000/-	
OSR charge	Rs.15,65,000/-	0005323 dated 15.07.2020
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No. 135/2020 dated 29.12.2020**. Three copies of sub-division plan and planning permit **No.13900** 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 sub-division.

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 11<sup>th</sup> & 12<sup>th</sup> 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 sub-division plan since the same is registered).

Copy to: 1. Thiru.Dinesh Chordia & Tmt.Santhosh Chordia,  
No.5, Ramanuja Street,  
Sowcarpet,  
Chennai – 600 079.

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