

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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Egmore, Chennai - 600 008
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E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/503/2020**Dated: 8.07.2020**

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.Nos.33/1A1B (old S.No.33/3), 34/1 & 2A and 35/12 part (old S.No.35/2B) of Kolathuvancheri Village, Kundrathur Taluk (formerly 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. L1/2020/000005 dated 10.01.2020.
 2. This office letter even No. dated 10.02.2020 addressed to the applicant.
 3. Applicant letter dated 14.02.2020.
 4. This office letter even No. dated 03.03.2020 addressed to the Sub-Registrar, Joint-I SRO, Saidapet @ Guindy.
 5. The Joint-I Sub-Registrar (i/c), Saidapet @ Guindy letter No.112/ORB/2020-2 dated 04.03.2020.
 6. This office DC Advice letter even No. dated 10.03.2020 addressed to the applicant.
 7. Applicant letter dated 12.03.2020 enclosing the receipts for payments.
 8. This office letter even No. dated 19.03.2020 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the skeleton plan.
 9. The Commissioner, Kundrathur Panchayat Union letter Rc.No.1943/2020/A3 dated 12.06.2020 enclosing a copy of Gift deed for Road area and PP-1 & PP-2 site registered as Doc.No.3688/2020 dated 08.06.2020 @ SRO, Chennai South Joint I.
 10. G.O.No.112, H&UD Department dated 22.06.2017.
 11. 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 Laying out of house site comprised in S.Nos.33/1A1B (old S.No.33/3), 34/1 & 2A and 35/12 part (old S.No.35/2B) of Kolathuvancheri Village, Kundrathur Taluk (formerly Pallavaram Taluk), Kancheepuram District, Kundrathur Panchayat Union limit was examined and sub-division 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 7th cited has remitted the following charges / fees as called for in this office letter 6th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.12,000/- ✓	B-0015502 dated 10.01.2020 ✓
Development charge	Rs.27,000/- ✓	B-0016220 dated 12.03.2020 ✓
Layout Preparation charge	Rs.20,000/- ✓	
Regularization charge for land	Rs.2,25,000/- ✓	
OSR charges (for 530 sq.m.)	Rs.45,95,000/- ✓	0005175 dated 12.03.2020 ✓
Flag Day Fund	Rs. 500/- ✓	

4. The approved plan is numbered as **PPD/LO. No.52/2020 dated 8 .07.2020**. Three copies of layout plan and planning permit **No.13814** 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 10th & 11th cited.

Yours faithfully,

o/c
for Chief Planner, Layout

Encl: 1. 3 copies of sub-division 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. Thiru.Vallal R.C.K,
No.78, Giri Road,
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 Superintending Engineer,
Chennai Electricity Distribution Circle, (South-II).
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