



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Egmore, Chennai - 600 008
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Letter No. L1/5120/2018 ✓

Dated: 12.04.2019 ✓

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 in S.Nos.17/1B, 1C, 2B, 3J, 3K & 3L of Kundrathur Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out APU No.L1/2018/000066 dated 28.03.2018..
 2. Applicant letter dated 23.04.2018 & 25.05.2018.
 3. This office letter even No. Dated 29.08.2018 addressed to the applicant.
 4. Applicant letter dated 03.09.2018 received on 04.09.2018.
 5. Applicant letter dated 22.11.2018.
 6. Representation dated 24.12.2018 received from Tvl.G.Krishnan & 2 others.
 7. This office letter even No. dated 21.01.2019 addressed to the SRO, Kundrathur.
 8. The Sub-Registrar, Kundrathur letter No.4/2019 dated 22.01.2019 enclosing the GLV of the site.
 9. This office DC Advice letter even No. dated 23.01.2019 addressed to the applicant.
 10. Applicant letter dated 12.02.2019 enclosing the receipt for payments.
 11. This office letter even No. dated 20.02.2019 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the Skeleton plan.
 12. The Executive Officer, Kundrathur Town Panchayat letter Rc.No.253/2019 dated 09.04.2019 enclosing the Gift Deed for handing over of road area registered as Document No.5572/2019 dated 08.04.2019 @ SRO, Kundrathur.
 13. G.O.(Ms) No.112, H&UD Department dated 22.06.2017.
 14. The Secretary (H&UD and TNRERA) Lr. No.TNRERA/261/2017 dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed laying out of house sites for the property comprised in S.No.17/1B, 1C, 2B, 3J, 3K & 3L of Kundrathur Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat 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 10th cited as called for in this office letter 9th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs. 4,500/-	B 006975 dated 28.03.2018
Development charges for land	Rs. 8,000/-	B 009002 dated 12.02.2019
Layout Preparation charges	Rs. 7,000/-	
Regularization charge for land	Rs. 72,000/-	
OSR charges (for 155 sq.m.)	Rs.21,25,000/-	
Contribution to Flag Day Fund	Rs. 500/-	

5. The approved plan is numbered as **PPD/LO. No. 47/2019**. Three copies of layout plan and planning permit **No.12365** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan, before sanctioning of the layout.

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 13th & 14th cited.

Yours faithfully,

o/c
12/4/19
for Senior Planner (MSB)

2/5

12/4/19
12/04/2019

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.K.Pugazhendhi & 2 Others,
No.8, Yadhava Street,
Anakaputhur,
Chennai-600 070.
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).
3. Stock file /Spare Copy

A. Lami
16.4.16