



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/513/2017 — 1

Dated: 14/12.2017

To
The Commissioner
Kundrathur Panchayat Union @ Padappai
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Layout of Industrial sites in S.Nos.255/2A1, 261/2 & 3, 262/1A2,
1B, 2A & 2B1, 496, 497/1A, 2A, 2B, 2C, 2D, 2E, 2F & 2G1B,
499/1B, 501/1 & 2B, 502, 503, 504 and 505 of Thirumudivakkam
Village, Pallavaram Taluk, Kancheepuram District, Kundrathur
Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application received in CMDA vide APU No.L1/2017/000019 dated 09.01.2017.
 2. Proceedings of MS, CMDA in No.L1/513/2017 dated 02.05.2017, according Special Sanction.
 3. Applicant letter in RC.No.112/B/2013 dated 09.06.2017.
 4. Applicant letter No.1699/SE/13 dated 11.07.2017.
 5. Applicant letter No.1699/SE/13 dated 24.08.2017.
 6. Applicant letter No.1699/SE/13 dated 08.09.2017.
 7. Applicant letter No.1699/SE/13 dated 25.09.2017.
 8. This office DC Advice letter even No. dated 11.10.2017.
 9. Applicant letter No.1699/SE/13 dated 12.10.2017.
 10. Applicant letter No.1699/SE/13 dated 17.10.2017 enclosing the receipt of payments.
 11. This office reminder letter even No. dated 06.11.2017 addressed to the applicant.
 12. Applicant letter No.1699/SE/13 dated 14.11.2017.
 13. This office reminder letter even No. dated 29.11.2017 addressed to the applicant.
 14. Applicant letter No.1699/SE/13 dated 21.11.2017.
 15. G.O.No.112, H&UD Department dated 22.06.2017.
 16. 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 layout of Industrial sites in S.Nos.255/2A1, 261/2 & 3, 262/1A2, 1B, 2A & 2B1, 496, 497/1A, 2A, 2B, 2C, 2D, 2E, 2F & 2G1B, 499/1B, 501/1 & 2B, 502, 503, 504 and 505 of Thirumudivakkam Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout plan has been revised 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.



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 10th cited as called for in this office letter 8th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.1,36,510/-	B 003274 dated 09.01.2017
Development Charge for land	Rs. 2,72,000/-	B 005851 dated 20.10.2017
Layout Preparation charges	Rs. 20,000/-	
Contribution to Flag Day Fund	RS. 500/-	339187 dated 20.10.2017

4. The approved plan is numbered as **PPD/LO. No. 59/2017**. Three copies of layout plan and planning permit **No.11526** are sent herewith for further action.

5. ^{Hence} You are requested to ensure that roads are formed as shown in the plan before sanctioning the layout.

6. The Commissioner, Kundrathur Panchayat Union is also requested to issue sanction only after receipt of patta for the S.No.255/2A1 in favour of TANSIDCO, from the applicant.

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 8th & 9th cited

Yours faithfully,

o/c
13/12/17

14/12/2017
for MEMBER SECRETARY

13/12/2017

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. The Branch Manager,
Tamil Nadu Small Industries Development Corporation Ltd.,
SIDCO Branch Office,
SIDCO Corporate Office Building
TVK Industrial Estate,
Guindy, Chennai - 600 032.

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

3. Stock file /Spare Copy

(x) As per the request of the applicant in the ref. cited, ^{retention and} the ~~app~~ for ^{maintain} the roads & open space area, the applicant is permitted to ^{retain} maintain the roads and parks for the purpose set apart as per the provision in D.R. No-29(7)(b).