



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. L1/5504/2019

Dated: 22.08.2019

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 sites in the property comprised in S.No.41/2A1 of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. PPA received in APU No. L1/2019/000068 dated 27.03.2019.
 2. This office letter even No. dated 02.04.2019 addressed to the C.E., PWD, WRD, Chennai Region.
 3. Applicant letter dated 01.04.2019.
 4. This office letter even No. dated 23.04.2019 addressed to the SRO, Padappai.
 5. The SRO, Padappai letter No.08/2019 dated 24.04.2019.
 6. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Varadharajapuram-I/2019/M dated 22.04.2019.
 7. This office DC Advice letter even No. dated 24.04.2019 addressed to the applicant.
 8. Applicant letter dated 09.05.2019 enclosing revised layout plan.
 9. This office letter even No. dated 20.05.2019 addressed to the applicant.
 10. Applicant letter dated 24.05.2019 enclosing the receipts for payments.
 11. Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government in G.O. (Ms) No.18, MAWS Department, dated 04.02.2019
 12. This office letter even No.-1 dated 29.05.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the Skeleton plan.
 13. This office letter even No.-2 dated 29.05.2019 addressed to the Superintending Engineer, Chengalpattu Electricity Distribution Circle, TANGEDCO enclosing the Skeleton plan.
 14. The Commissioner, Kundrathur Panchayat Union letter R.C.No.4386/2019/A3 dated 24.07.2019 enclosing the Gift Deed for handing over of Road area & PP site registered as Document Doc. No. 5375/2019 dated 22.07.2019 @ SRO, Padappai.
 15. The Superintending Engineer, Chennai Electricity Distribution Circle, South-I, TANGEDCO, letter No.SE/CEDC/CGL/AEE/CHD/F.Land/D No.407/19 dated 29.07.2019 enclosing the Gift Deed for handing over of PP site registered as Document Doc. No.5374/2019 dated 22.07.2019 @ SRO, Padappai.
 16. G.O.No.112, H&UD Department dated 22.06.2017.
 17. 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 in the property comprised in S.No.41/2A1 of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur-Panchayat Union 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.

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 10th cited has remitted the following charges / fees as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 18,900/-	B-0010156 dated 26.03.2019
Development charge	Rs. 33,000/-	B-0011786 dated 23.05.2019
Layout Preparation charge	Rs. 28,000/-	
OSR Charge (for 385 sq.m.)	Rs.25,05,000/-	
Flag Day Fund	Rs. 500/-	2760703 to 2760707 dated 23.05.2019

4. The approved plan is numbered as **PPD/LO. No.90/2019**. Three copies of layout plan and planning permit **No.12712** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 6th cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout before sanctioning 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 16th & 17th cited.

Yours faithfully,

o/c

22/8/19

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for Member-Secretary

22/8/19

22/08/2019

- 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. Thiru.V.Dhanasekaran,
No.1/12, North Mada Street,
Mannivakkam,
Chennai - 600 048.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8. 
(along with a copy of approved layout plan).
 3. The Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan for
monitoring the compliance of the conditions
stipulated in the NOC in ref. 6th cited).
 4. **The Superintending Engineer,**
Chengalpattu Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
No.130, GST Road (opposite to New Bus Stand),
Chengalpattu – 603 001.
(along with a copy of approved layout plan).
 5. Stock file /Spare Copy