



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
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**Letter No. L1/5983/2020**

**Dated: 22.01.2021**

To

**The Commissioner**

Kundrathur Panchayat Union  
@ Padappai – 601 301.  
Kancheepuram District.

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning Permission – Layout of house sites comprised in S.No.320/1B1A, 1B1B, 1B2A & 1B2B of Pazhanthadalam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved – Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000095 dated 27.06.2020.
  2. This office letter even No. dated 17.07.2020 addressed to the applicant.
  3. This office DC Advice letter even No. dated 29.07.2020 addressed to the applicant.
  4. Applicant letter dated 29.07.2020.
  5. Applicant letter dated 14.08.2020 enclosing the receipts for payments.
  6. Applicant letter dated 17.08.2020 enclosing the revised layout plan.
  7. This office letter even No. dated 01.09.2020 addressed to the Commissioner, Kundrathur Panchayat Union.
  8. The Commissioner, Kundrathur Panchayat Union letter Rc.No.6665/2020/A3 dated 30.12.2020 enclosing the Gift Deed registered as Doc.No.7391/2020 dated 21.12.2020 @ SRO, Padappai
  9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  10. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

11/2/21  
**DISPATCHED**

The proposal received in the reference 1<sup>st</sup> cited for the proposed laying out of house sites in S.No.320/1B1A, 1B1B, 1B2A & 1B2B of Pazhanthadalam Village, Kundrathur 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 5<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 3<sup>rd</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.5,100/- ✓	B-0016505 dated 06.06.2020 ✓
Development charges	Rs.13,000/- ✓	B-0016942 dated 12.08.2020 ✓
Regularization Charges	Rs.80,000/- ✓	
Layout Preparation charges	Rs.7,000 /- ✓	
Contribution to Flag Day Fund	Rs.500/- ✓	0005383 dated 12.08.2020 ✓

4. The approved plan is numbered as **PPD/LO. No.02/2021**. Three copies of layout plan and planning permit **No.14009** 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 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 9<sup>th</sup> & 10<sup>th</sup> cited.

Yours faithfully,

o/c Hg 22/01/21  
for Chief Planner, Layout.

- 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. M/s.GTK Foundation rep. by  
Thiru.G.T.Karthikeyan for itself and GPA onbehalf of  
M/s.Mansi Foundation Private Limited,  
No.2/14, Old State Bank Colony,  
Kishkinta Road, West Tambaram,  
Chennai – 600 045.
2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved layout plan).  
Mle 29/1/2021
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
3. Stock file /Spare Copy

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