



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

Letter No. L1/6099/2019

Dated: 18.09.2019

To
The Commissioner
Kundrathur Panchayat Union
@ Padappai – 601301.
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in the property comprised in S.Nos.1/1A2B, 1A2C, 1C2, 1C3, 2B & 2C and 2/1B & 1C of Gerugambakkam Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:**
1. Resubmitted Planning Permission Application received on 04.04.2019.
 2. This office letter No.L1/11426/2018 dated 11.10.2018 addressed to the Chief Engineer, PWD, WRD, Chennai Region and reminder sent on 16.11.2018.
 3. This office letter even No. dated 03.05.2019 addressed to the applicant.
 4. Applicant letter dated 06.05.2019, 20.05.2019 & 06.06.2019.
 5. Minutes of the CSO Meeting held on 24.06.2019.
 6. This office DC Advice letter even No. dated 05.07.2019 addressed to the applicant.
 7. Applicant letter dated 08.07.2019 enclosing the receipts for payments.
 8. This office letter even No.-1 dated 09.07.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the Skeleton plan.
 9. This office letter even No.-2 dated 09.07.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle South-I, TANGEDCO enclosing the Skeleton plan.
 10. The C.E., PWD, WRD, Chennai Region, Chepauk, Chennai – 05 letter No.DB/T5(3)/F-Gerugambakkam-006474/2018 dated 30.07.2019.
 11. Applicant letter dated 26.08.2019.
 12. The Commissioner, Kundrathur Panchayat Union letter Rc.No.5580/2019/A3 dated 28.08.2019 enclosing the Gift Deed for handing over of Road area & PP site registered as Doc.No.6935/2019 dated 26.08.2019 @ SRO, Pammal.
 13. The Superintending Engineer, Chennai Electricity Distribution Circle South-I, TANGEDCO in letter No.SE/CEDC/S-I/AEE/C/F.Gerugambakkam/D.750/19 dated 29.08.2019 enclosing the Gift Deed for handing over of PP site registered as Doc. No.6933/2019 dated 26.08.2019 @ SRO, Pammal.
 14. G.O.No.112, H&UD Department dated 22.06.2017.
 15. 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.Nos.1/1A2B, 1A2C, 1C2, 1C3, 2B & 2C and 2/1B & 1C of



Gerugambakkam Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development and 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. 4,070/-	B-0010535 dated 04.04.2019
Development charge	Rs.12,000/-	B-0012769 dated 08.07.2019
Layout Preparation charge	Rs. 8,000/-	
Flag Day Fund	Rs. 500/-	2760983 to 2760987 dated 08.07.2019

4. The approved plan is numbered as **PPD/LO. No.101/2019 dated 18 .09.2019**. Three copies of layout plan and planning permit **No.12723** 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 10th 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 14th & 15th cited.

Yours faithfully,

o/c

18/9/19

for Chief Planner, MSB/Layout

2/5

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).

16/9/19

16/09/2019

Copy to: 1. Tmt.Vasanthakumari & another,
No.2/15, Kundrathur Main Road,
Moulivakkam,
Chennai - 600 116.



- 24/5/19
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 -I,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai – 600 078.
(along with a copy of approved layout plan).
 4. 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. 10th cited).
 5. Stock file /Spare Copy.

