



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

Letter No. L1/6186/2019

Dated: 19.07.2019

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.Nos.126/2, 127/1, 2A & 2B, 130/1 & 2A, 139/1A & 1B and 140/1A2 of Erumaiyur Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit t – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2019/000079 dated 05.04.2019.
 2. This office letter even No. dated 29.04.2019 addressed to the Commissioner, Kundrathur Panchayat Union.
 3. This office letter even No. dated 02.05.2019 addressed to the applicant.
 4. Applicant letter dated 10.06.2019 & 14.06.2019.
 5. This office DC Advice letter even No. dated 20.06.2019 addressed to the applicant.
 6. Applicant letter dated 21.06.2019 enclosing the receipts for payments.
 7. Tamil Nadu Combined Development and Building Rules, 2019 approved by the Government in G.O. (Ms) No.18, MAWS Department, dated 04.02.2019.
 8. This office letter even No. dated 24.06.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the Skeleton plan.
 9. This office letter even No. dated 24.06.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle, South-I, TANGEDCO, K.K.Nagar, Chennai-78 enclosing the Skeleton plan.
 10. The Commissioner, Kundrathur Panchayat Union letter Rc.No.3557/2019/A3 dated 11.07.2019 enclosing the Gift Deed for handing over of Road, Park area & PP site registered as Document No.4881/2019 dated 05.07.2019
 11. The Superintendent Engineer, Chennai Electricity Distribution Circle, South-I, TANGEDCO, K.K.Nagar, Chennai-78 letter No.CEDC/S/AEE/C/CHD/F.Erumaiyur/D.626/19 dated 09.07.2019 enclosing the Gift Deed for handing over of PP site registered as Document No.4961/2019 dated 09.07.2019 @ SRO, Padappai.
 12. Applicant letter dated 12.07.2019.
 13. G.O.No.112, H&UD Department dated 22.06.2017.
 14. 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.126/2, 127/1, 2A & 2B, 130/1 & 2A, 139/1A & 1B and 140/1A2 of Erumaiyur 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 6th cited has remitted the following charges / fees as called for in this office letter 5th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee ₹ 42371 + ₹ 1500 = ₹ 43871/-	Rs. 43,871/-	B-0010533 dated 04.04.2019 & B-0012160 dated 11.06.2019
Development charge for land	Rs. 90,000/-	B-0012408 dated 21.06.2019
Layout Preparation charge	Rs. 35,000/-	
Regularisation Charge for land	Rs.8,70,000/-	
Flag Day Fund	Rs. 500/-	2760790 to 2760794 dated 21.06.2019

4. The approved plan is numbered as **PPD/LO. No.80/2019**. Three copies of layout plan and planning permit **No.12400** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved 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 14th & 15th cited.

Yours faithfully,

o/c

19/7/19.

2/5

for Principal Secretary/
Member Secretary


19/07/19

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.Kilai Builders Pvt. Ltd.,
Kothari Buildings 1st Floor,
No.115, Mahatma Gandhi Road,
Nungambakkam,
Chennai – 600 034
 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, West.
Tamil Nadu Generation and
Distribution Corporation (TANGEDCO)
110 KV, S.S.Complex,
K.K.Nagar, Chennai – 600 078.
(along with a copy of approved layout plan).
 4. Stock file /Spare Copy

