



	<p align="center">CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008 Phone : 28414855 Fax: 91-044-28548416 E-mail: mscmda@tn.gov.in Web site: www.cmdachennai.gov.in</p>
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Letter No. L1/6575/2020

Dated: 31.03.2021

To

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

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning Permission – Laying out of house sites in S.No143/2B of Kovur Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved – Reg.

- Ref:
1. PPA received in APU No.L1/2020/000109 dated 13.07.2020.
 2. This office letter even No. dated 29.07.2020 addressed to the Chief Engineer, PWD, WRD, Chennai Region
 3. The office letter even No. dated 31.07.2020 addressed to the applicant.
 4. This office DC Advice letter even No. dated 03.09.2020 addressed to the applicant.
 5. Chief Engineer, PWD, WRD, Chennai Region letter No.DB/T5(3) I-Kovur Village - II/2020/M/07.09.2020.
 6. Applicant letter dated 03.09.2020 received on 20.10.2020 enclosing the receipts for payment & enclosing the revised layout plan.
 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 09.11.2020 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the skeleton plan.
 9. The Commissioner, Kundrathur Panchayat Union letter Rc.No.6298/2020/A3 dated 15.02.2021 enclosing the Gift Deed registered as Doc.No.2468/2021 dated 08.02.2021 @ SRO, kundrathur.
 10. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 11. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

19/4/21


The proposal received in the reference 1st cited for the proposed laying out of house sites in S.No143/2B of Kovur 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 6th cited has remitted the following charges / fees as called for in this office letter 4th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.3,500 /-	B-0016639 dated 07.07.2020
Development charges	Rs.11,000/-	B-0017651 dated 22.10.2020
Layout Preparation charges	Rs.7,000 /-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.57/2021 dated 31.03.2021**. Three copies of layout plan and planning permit **No.14064** are sent herewith for further action.

5. You are requested to ensure that road is formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 5th cited and shall obtain a letter from PWD confirming the compliance of conditions, 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 10th & 11th cited.

Yours faithfully,

o/c
31/3/21
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).

&
31/03/2021
31/03/2021

2/5

- Copy to:
1. Thiru.P.Chandrasekaran,
No.6/40, East Mada Street,
Kovur,
Chennai – 600 069.
 2. The Deputy Planner,
Master Plan Division, ✓ 2. J. J. J.
CMDA, Chennai-8. 31/03/2021
(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. 5th cited).
 4. The Superintending Engineer,
Chennai Electricity Distributuion Circle, (South-I),
Tamil Nadu Generation of Electricity and Distribution
Corporation (TANGEDCO),
K.K.Nagar, Chennai 600 078.
 5. Stock file /Spare Copy.