



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Egmore, Chennai - 600 008
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Web site: www.cmdachennai.gov.in

Letter No. L1/6737/2019

Dated: 18.09.2019

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.315/1A of Pazhanthandalam Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/000091 dated 16.04.2019.
 2. This office letter even No. dated 29.04.2019 addressed to the Commissioner, Kundrathur Panchayat Union.
 3. This office letter even No. dated 14.05.2019 addressed to the applicant.
 4. The Commissioner, Kundrathur Panchayat Union in letter Rc.No.4118/2019/A3 dated 04.06.2019
 5. Applicant letter dated 17.06.2019.
 6. This office letter even No. dated 25.06.2019 addressed to the applicant.
 7. This office DC Advice letter even No. dated 11.07.2019 addressed to the applicant.
 8. Applicant letter dated 12.07.2019 enclosing the receipts for payments.
 9. This office letter even No.-1 dated 17.07.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the Skeleton plan.
 10. This office letter even No.-2 dated 17.07.2019 addressed to the Superintending Engineer, Chennai Electricity Distribution Circle, South-I, TANGEDCO enclosing the Skeleton plan.
 11. The Commissioner, Kundrathur Panchayat Union letter R.C.No.4118/2019/A3 dated 03.09.2019 enclosing the Gift Deed for handing over of Road area & PP site registered as Doc. No.6115/2019 dated 20.08.2019 @ SRO, Padappai.
 12. The Superintending Engineer, CEDC / South-I, K.K.Nagar 110 KV, S.S.Complex, K.K.Nagar, Chennai-78 in letter No. SE / CEDC / S-I / AEE / C / CHD / F. Pazhanthandalam / D.777/19 dated 03.09.2019 enclosing the Gift Deed for handing over of PP site registered as Document Doc. No.6446/2019 dated 30.08.2019 @ SRO, Padappai.
 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.No.315/1A of Pazhanthandalam Village, Sriperumbudur 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 8th 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.4,500/-	B-0010846 dated 15.04.2019
Development charge	Rs.11,000/-	B-0012904 dated 12.07.2019
Layout Preparation charge	Rs.10,000/-	
Flag Day Fund	Rs. 500/-	2761141 to 2761145 dated 12.07.2019

4. The approved plan is numbered as **PPD/LO. No.98/2019 dated 18.09.2019**. Three copies of layout plan and planning permit **No.12720** are sent herewith for further action.

5. 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 13th & 14th cited.

Yours faithfully,

o/c

18/9/19
for Chief Planner, MSB/Layout

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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.P.Murali,
Old No.23/3, New No.12/3, Kanaga Shree Nagar,
Cathedral Road,
Chennai - 600 086.

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. Stock file /Spare Copy.

