



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/7060/2019

Dated: 28.07.2019

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.633/1B1 part & 1C1 of Nandambakkam village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. PPA received in APU No. L1/2019/000095 dated 26.04.2019.
 2. The Chief Engineer., WRD, Chennai Region (PWD), Chepauk in letter No.T1/7456/CMDA/2015 dated 30.05.2016.
 3. This office letter even No. dated 02.05.2019 addressed to the applicant.
 4. Applicant letter dated 03.05.2019.
 5. This office letter even No. dated 14.05.2019 addressed to the SRO, Padappai.
 6. The SRO, Padappai letter No.08/2019 dated 15.05.2019.
 7. This office DC Advice letter even No. dated 16.05.2019 addressed to the applicant.
 8. Applicant letter dated 30.05.2019 enclosing the receipts for payments.
 9. This office letter even No. dated 03.06.2019 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the Skeleton plan.
 10. This office letter even No. dated 03.06.2019 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.4500/2019/A3 dated 12.07.2019 enclosing the Gift Deed for handing over of Road area & PP site registered as Document Doc. No.5046/2019 dated 11.07.2019 @ SRO, Padappai.
 12. The Superintending Engineer, Chennai Electricity Distribution Circle, South-I, TANGEDCO, letter No.CEDC/S/AEE/C/F.Leo Housing/D.630/19 dated 15.07.2019 enclosing the Gift Deed for handing over of PP site registered as Document Doc. No.5041/2019 dated 11.07.2019 @ SRO, Padappai.
 13. Applicant letter dated 20.07.2019.
 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.633/1B1 part & 1C1 of Nandambakkam village, Pallavaram 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 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. 12,100/-	B-0011081 dated 26.04.2019
Development charge	Rs. 28,000/-	B-0011942 dated 30.05.2019
Layout Preparation charge	Rs. 20,000/-	
Regularisation charge	Rs. 2,45,000/-	
OSR Charge (for 560 sq.m.)	Rs.28,30,000/-	
Flag Day Fund	Rs.500/-	649621 dated 30.05.2019

4. The approved plan is numbered as **PPD/LO. No.81/2019**. Three copies of layout plan and planning permit **No.12701** 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 2nd 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
22/7/19
for Senior Planner, MSB/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.Leo Housing (P) Limited,
Represented by its Managing Director
Thiru.Sai Prakash Leo Muthu,
No.41, Madley Road,
T.Nagar, Chennai - 600 017.



2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(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. 2nd cited).
4. 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).
5. Stock file /Spare Copy

