



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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Letter No. L1/7545/2020

Dated: 8.07.2021

To

The Commissioner

Kundrathur Panchayat Union,
Padappai – 601301
Kancheepuram District.

Sir,.

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed layout of out of house sites in the land comprised in S.No.18/1A2, 1A3, 1A4, 1A5 & 1A6 of Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000135 dated 17.08.2020.
 2. Applicant letter dated 25.08.2020.
 3. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 4. This office DC Advice letter even No. dated 01.10.2020 addressed to the applicant.
 5. Applicant letter received on 23.11.2020 enclosing revised layout Plan.
 6. Applicant letter dated 02.12.2020 enclosing the receipt for payments.
 7. Applicant letter dated 14.12.2020 enclosing revised layout Plan.
 8. Applicant letter dated 23.12.2020.
 9. This office letter even No. dated 11.02.2021 addressed to the applicant enclosing Skeleton Plan.
 10. Applicant letter dated 07.04.2021 enclosing the Gift Deed duly signed by the Donor.
 11. This office letter even No. dated 27.04.2021 addressed to the Sub-Registrar, Padappai enclosing original Gift Deed.
 12. Applicant letter dated 18.06.2021 enclosing a copy of Gift deed for Road area and PP-1 & 2 sites registered as Doc.No.3712/2021 dated 16.06.2021 @ SRO, Padappai.
 13. G.O.Ms.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 out of house sites in the land comprised in S.No.18/1A2, 1A3, 1A4, 1A5 & 1A6 of Varadharajapuram Village, Kundrathur 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 has remitted the following charges / fees in the reference 6th cited as called for in this office letter 4th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.8,100/-	B-0016987 dated 17.08.2020
Development charge	Rs.15,000/-	B-0018014 dated 02.12.2020
Layout Preparation charge	Rs.15,000/-	
Regularization Charge	Rs.1,25,000/-	
OSR charge (for 272 sq.m.)	Rs.17,70,000/-	
Contribution to Flag Day Fund	Rs.500/-	0005603 dated 02.12.2020

4. The approved plan is numbered as **PPD/LO. No.97/2021 dated 8 .07.2021**. Three copies of layout plan and planning permit **No.14205** 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.

6. The original Gift Deed registered as Doc.No.3712/2021 dated 16.06.2021 @ SRO, Padappai, as in the reference 12th cited is also enclosed herewith as per the provision made in the G.O. in the reference 3rd cited.

Yours faithfully,

o/c M. Senthil Kumar
for Chief Planner, Layout 2/5
28/07/2021 M. Senthil Kumar
28/07/2021

- Encl: 1. 3 copies of layout plan.
2. Planning permit in duplicate
(with the direction not to use the logo of CMDA in the layout plan since the same is registered).
3. Original Gift Deed Doc.No.3712/2021 dated 16.06.2021 @ SRO, Padappai.

Copy to: 1. M/s.Core Value Promoters, represented by its Partner, Thiru.S.Senthil Kumar, GPA on behalf of Tvl.R.Rukmani & 4 others,
Flat F3, CCC Tower,
No.12, Ramagiri Tower,
Tharamani Link Road,
Velacherry, Chennai-600 042.

2. The Deputy Planner, - M. Senthil Kumar
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