



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

Letter No. L1/7790/2018 ✓

Dated: .01.2019 ✓

To

The Commissioner

Kundrathur Panchayat Union,
@ Padappai – 601 301,
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –
Layout of house sites in S.Nos. 542/2, 543/1B2 & 548/2C2 of
Thirumudivakkam village, Pallavaram Taluk, Kancheepuram
District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No. L1/2018/000087 dated 09.05.2018. ✓
 2. This office letter even No. dated 22.05.2018 addressed to the C.E., PWD, WRD, Chennai Region. ✓
 3. Your letter dated 10.05.2018. ✓
 4. This office letter even No. dated 08.06.2018 addressed to the applicant. ✓
 5. ^{Applicant} Your letter dated 05.06.2018. ✓
 6. The Commissioner, Kundrathur Panchayat Union letter Rc.No.4788/2018/A3 dated 13.06.2018. ✓
 7. This office letter even No. dated 13.07.2018 addressed to the Commissioner, Kundrathur Panchayat Union. ✓
 8. The Commissioner, Kundrathur Panchayat Union letter Rc.No.4788/2018/A3 dated 20.07.2018. ✓
 9. ^{Applicant} Your letter dated 25.07.2018. ✓
 10. This office letter even No. dated 10.08.2018 addressed to the Sub-Registrar, Padappai. ✓
 11. The Sub-Registrar, Padappai letter dated 20.08.2018. ✓
 12. This Office DC advice letter even No. dated 23.08.2018. ✓
 13. ^{Applicant} Your letter dated 06.09.2018. ✓
 14. This office letter even No. dated 12.09.2018 addressed to the Sub-Registrar, Padappai. ✓
 15. The Sub-Registrar, Padappai letter No.204/2018 dated 19.09.2018. ✓
 16. ^{Applicant} Your letter dated 09.10.2018. ✓
 17. This office letter even No. dated 16.10.2018 addressed to the Commissioner, Kundrathur Panchayat Union. ✓
 18. The Commissioner, Kundrathur Panchayat Union letter Rc.No.4788/2018/A3 dated 25.10.2018. ✓
 19. Minutes of the CSO meeting held on 09.07.2012. ✓
 20. This office DC advice letter even No. dated 09.11.2018 addressed to the applicant. ✓
 21. Applicant letter dated 22.11.2018 enclosing the receipt for payments. ✓
 22. Applicant letter dated 30.11.2018. ✓
 23. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3) I-Thirumudivakkam-II/2018/M dated 30.11.2018. ✓
 24. This office letter even No. dated 07.12.2018 addressed to the Commissioner, Kundrathur Panchayat Union. ✓
 25. The Commissioner, Kundrathur Panchayat Union letter Rc.No.4788/2018/A3 dated 11.01.2019 enclosing the Gift Deed for Road registered as Document No.7764/2018 ✓

12/19
சுற்றுச்சூழல்



- dated 26.12.2018 @ SRO, Padappai. ✓
 26. G.O.No.112, H&UD Department dated 22.06.2017.
 27. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/
 2017, dated 09.08.2017.

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The proposal received in the reference 1st cited for the proposed laying out of house site comprised in S.Nos. 542/2, 543/1B2 & 548/2C2 of Thirumudivakkam 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.

3. 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.

4. The applicant in the reference 21st cited has remitted the following charges / fees as called for in this office letter 20th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 9,500/- ✓	B-007223 dated 09.05.2018 ✓
Development charge for land	Rs. 20,000/- ✓	B-008496 dated 22.11.2018 ✓
Layout Preparation charge	Rs. 6,000/- ✓	
OSR charge	Rs.16,25,000/- ✓	2567372 ✓ to 2567376 ✓ dated 24.08.2018 ✓
Flag Day Fund	Rs. 500/- ✓	

5. The approved plan is numbered as **PPD/LO. No.9/2019**. Three copies of layout plan and planning permit **No.12326** are sent herewith for further action.

6. You are requested to ensure that roads are formed as shown in the plan and compliance of all the conditions stipulated by PWD in their letter No.DB/T5(3) I-Thirumudivakkam-II/2018/M dated 30.11.2018 and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout

7. 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 26th & 27th cited.

Yours faithfully,

olc
30/01/19

H
31/1/19
for Principal Secretary/
Member Secretary

30/01/2019

2/5

Encl: 1. 3 copies of layout plan.