**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

Letter No. L1/7932/2020**Dated: 16.03.2021**

To

The Commissioner

Kundrathur Panchayat Union,
Padappai – 601301
Kancheepuram District.

Sir,.

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division of house sites in S.Nos.82, 83 & 85/4 of Kozhumanivakkam village, Kundrathur 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.L1/2020/000144 dated 26.08.2020.
 2. Applicant letter dated 02.09.2020.
 3. This office letter even No. dated 21.09.2020 addressed to the applicant .
 4. Applicant letter dated 22.09.2020.
 5. This office letter even No. dated 01.10.2020 addressed to the applicant.
 6. Applicant letter dated 19.10.2020 & 14.12.2020.
 7. This office letter even No. dated 09.02.2021 addressed to the SRO, Kundrathur.
 8. The SRO, Kundrathur letter No.1/2021 dated 12.02.2021.
 9. This office letter even No. dated 16.02.2021 addressed to the SRO, Kundrathur.
 10. The SRO, Kundrathur letter No.1/2021 dated 18.02.2021.
 11. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 12. This office DC Advice letter even No. dated 18.02.2021 addressed to the applicant.
 13. Applicant letter dated 25.02.2021 enclosing the receipt for payments.
 14. This office letter even No. dated 26.02.2021 addressed to the Applicant enclosing the skeleton plan.
 15. Applicant letter dated 27.02.2021 enclosing the Gift Deed duly signed by the Donor.
 16. This office letter even No. dated 04.03.2021 addressed to the Sub-Registrar, Kundrathur.
 17. Applicant letter dated 12.03.2021 enclosing the Gift deed for Road space registered as Doc.No.5426/2021 dated 11.03.2021 @ SRO, Kundrathur.
 18. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 19. 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 sub-division of house sites in S.Nos.82, 83 & 85/4 of Kozhumanivakkam village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and the sub-division 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 13th cited as called for in this office letter 12th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.6,500/-	B-0017077 dated 25.08.2020
Development charge	Rs.17,000/-	B-0018661 dated 25.02.2021
Layout Preparation charge	Rs.4,000/-	
OSR charge (for 275 sq.m.)	Rs.23,85,000/-	
Contribution to Flag Day Fund	Rs.500/-	

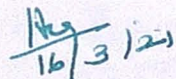
4. The approved plan is numbered as **PPD/LO. No.39/2021 dated 16.03.2021**. Three copies of sub-division plan and planning permit **No.14046** are sent herewith for further action.


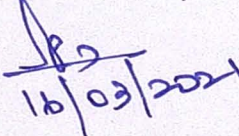
5. You are requested to ensure that roads are formed as shown in the plan, before sanctioning and release of the sub-division.

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 18th & 19th cited.

7. The original Gift Deed registered as Doc.No.5426/2021 dated 11.03.2021 @ SRO, Kundrathur as in the reference 17th cited is also enclosed herewith as per the provision made in the G.O. in the reference 11th cited.

Yours faithfully,

e/c 
16/3/21
for Chief Planner, Layout


16/03/2021 
16/03/2021

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- Encl:** 1. 3 copies of sub-division 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).

Copy to: 1. Thiru.K.Srikumar Fomra for himself and GPA on behalf of Tvl. Sundarlal Fomra & Natwarlal Fomra,
No.13/6, Appa Garden Street,
Tailors Road, Kilpauk, Chennai - 600 010.

2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8. (along with a copy of approved sub-division 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 sub-division plan).
4. Stock file /Spare Copy.

— Me
23/3/2021