



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Web site: www.cmdachennai.gov.in

Letter No. L1/8095/2020

Dated: 20 .04.2021

To

The Executive Officer,
Kundrathur Special Grade Town Panchayat,
Kundrathur,
Chennai-600 069.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission-Proposed layout of house sites in S.Nos.459/3B & 460/2 of Kundrathur 'B' Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Town Panchayat Limit-Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000151 dated 28.08.2020.
 2. This office letter even No. dated 19.09.2020 addressed to the applicant.
 3. Applicant letter dated 29.09.2020.
 4. This office DC Advice letter even No. dated 30.11.2020 addressed to the applicant.
 5. Applicant letter dated 02.12.2020 enclosing the receipt for payments.
 6. This office letter even No. dated 05.12.2020 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the Skeleton Plan.
 7. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 8. Applicant letter dated 10.03.2021 enclosing the Gift Deed duly signed by the Donor.
 9. This office letter even No. dated 25.03.2021 addressed to the Sub-Registrar, Kundrathur enclosing original Gift Deed.
 10. Applicant letter dated 05.04.2021 enclosing a copy of Gift deed for Road space and PP-1 & PP-2 sites registered as Doc.No.7161/2021 dated 01.04.2021 @ SRO, Kundrathur.
 11. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 12. 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 S.Nos.459/3B & 460/2 of Kundrathur 'B' Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Town Panchayat 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 5th cited as called for in this office letter 4th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.4,100/-	B-0017090 dated 26.08.2020
Development charge	Rs.13,000/-	B-0018007 dated 02.12.2020
Layout Preparation charge	Rs.8,000/-	
Contribution to Flag Day Fund	Rs. 500/-	0005602 dated 02.12.2020

4. The approved plan is numbered as **PPD/LO. No.69/2021 dated 20.04.2021**. Three copies of layout plan and planning permit **No.14076** 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 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 11th & 12th cited.

7. The original Gift Deed registered as Doc.No.7161/2021 dated 01.04.2021 @ SRO, Kundrathur as in the reference 10th cited is also enclosed herewith as per the provision made in the G.O. in the reference 7th cited.

Yours faithfully,

for Chief Planner, Layout

g/c
16/04/2021
16/04/2021
2/5

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).

3. Original Gift Deed Doc.No.7161/2021 dated 01.04.2021 @ SRO, Kundrathur.

Copy to: 1. Thiru.N.N.Thanikachalam,
No.282/2, Murugan Koil Street,
Kundrathur, Chennai – 600 069.

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.Nagar, Chennai-600 078.
(along with a copy of approved layout plan).

4. Stock file /Spare Copy

