

**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.inWeb site: www.cmdachennai.gov.in**Letter No. L1/8096/2020****Dated: 23.11.2020**

To

The CommissionerKundrathur Panchayat Union,
Padappai – 601301
Kancheepuram District.**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of house site comprised in S.No.351/3B & 352/2A1 of Naduveerapattu 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.L1/2020/000150 dated 28.08.2020.
 2. This office letter even No. dated 04.09.2020 addressed to the Commissioner, Kundrathur Panchayat Union.
 3. Applicant letter dated 09.09.2020.
 4. The Commissioner, Kundrathur Panchayat Union letter No.Rc.No.563/2020/A3 dated 04.09.2020 (received on 17.09.2020).
 5. This office letter even No.-1 dated 30.09.2020 addressed to the CE, PWD, WRD, Chennai region.
 6. This office letter even No. dated 30.09.2020 addressed to the applicant.
 7. Applicant letter dated 03.10.2020.
 8. This office letter even No. dated 17.10.2020 addressed to the applicant.
 9. This office DC Advice letter even No. dated 28.10.2020 addressed to the applicant.
 10. Applicant letter dated 29.10.2020 enclosing the receipt for payments.
 11. This office letter even No. dated 31.10.2020 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the skeleton plan.
 12. The C.E., PWD letter No.DB/T5(3)/F-I-Naduveerapattu Village-II/2020/M dated 04.11.2020.
 13. The Commissioner, Kundrathur Panchayat Union letter R.C.No.563/2020/A3 dated 17.11.2020 enclosing a copy of Gift deed for Road area and PP-1 & PP-2 site registered as Doc. No.6287/2020 dated 17.11.2020 @ SRO, Padappai.
 14. Applicant letter dated 18.11.2020.
 15. G.O.No.112, H&UD Department dated 22.06.2017.
 16. 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 laying out of house site comprised in S.No.351/3B & 352/2A1 of Naduveerapattu Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Tamil Nadu Combined Development & 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 in the reference 10th cited has remitted the following charges / fees as called for in this office letter 9th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 10,000/-	B-0017081 dated 26.08.2020
Development charge	Rs. 25,000/-	B-0017703 dated 29.10.2020
Layout Preparation charge	Rs. 15,000/-	
OSR charge (for 183 sq.m.)	Rs. 6,70,000/-	
Flag Day Fund	Rs. 500/-	0005548 dated 29.10.2020

4. The approved plan is numbered as **PPD/LO. No.115/2020 dated 23.11.2020**. Three copies of layout plan and planning permit **No.13877** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and compliance of the conditions stipulated in the PWD remarks in the reference 12th cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout, 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 15th & 16th cited.

Yours faithfully,

o/c *By* *23/11/20* *2/5*
for Chief Planner, Layout

By *21/11/2020*
21/11/2020

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. Thiru.C.Balakrishnan,
No.2/51, Gandhi Street,
Nandambakkam,
Chennai - 600 069.

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. 12th cited).
4. 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).
5. Stock file /Spare Copy

