



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Egmore, Chennai - 600 008
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Letter No. L1/8189/2019

Dated: 31.12.2019

To

The Executive Officer,
Kundrathur Town Panchayat
Kundrathur, Chennai – 600 069.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.No.104/1 of Moonramkattalai village, Pallavaram Taluk, Kancheepuram District, Kundrathur Town Panchayat limit – Approved - Reg.

- Ref:**
1. PPA received in APU No.L1/2019/000114 dated 14.05.2019.
 2. This office letter even No. dated 17.06.2019 addressed to the applicant.
 3. Applicant letter dated 27.06.2019.
 4. This office letter even No. dated 16.08.2019 addressed to the SRO, Kundrathur.
 5. The SRO, Kundrathur letter No.120/2019 dated 22.08.2019.
 6. This office letter even No. dated 28.08.2019 addressed to the SRO, Kundrathur.
 7. The SRO, Kundrathur letter No.120/2019 dated 24.09.2019.
 8. This office DC Advice letter even No. dated 04.10.2019 addressed to the applicant.
 9. Applicant letter dated 09.10.2019 enclosing the receipts for payment.
 10. This office letter even No.-1 dated 15.10.2019 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the Skeleton Plan.
 11. This office letter even No.-2 dated 15.10.2019 addressed to the Superintending Engineer, CEDC, South-I, TANGEDCO enclosing the Skeleton Plan.
 12. The Executive Officer, Kundrathur Special Grade Town Panchayat letter Rc.No.1725/2019 dated 30.12.2019 enclosing a copy of Gift deed for Road space and PP site-1 registered as Doc.No.21041/2019 dated 18.12.2019 @ SRO, Kundrathur.
 13. The Superintending Engineer, CEDE / South-I, K.K.Nagar letter No.SE/CEDC/S-I/AEE/C/CHD/F.Moonramkattalai/D. /19 dated 30.12.2019 enclosing a copy of Gift deed for balance PP site-2 registered as Doc. No.21189/2019 dated 23.12.2019 @ SRO, Kundrathur.
 14. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 15. 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.No.104/1 of Moonramkattalai village, Pallavaram 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 9th cited as called for in this office letter 8th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.7,000/-	B-0011530 dated 13.05.2019
Development charge	Rs.18,000/-	B-0014330 dated 09.10.2019
Layout Preparation charges	Rs.10,000/-	
OSR charges (for 7 sq.m. of area)	Rs.1,30,000/-	2762087 to 2762091 dated 09.10.2019
Contribution to Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No. 139/2019 dated 31.12.2019**. Three copies of layout plan and planning permit **No.12761** 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 14th & 15th cited.

Yours faithfully,

o/c

31/12/19

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for Member-Secretary

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).

31/12/19

31/12/2019

Copy to: 1. Thiru.R.Muruganandam,
No.2/136, Big Street,
Kunrathur,
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.K.Nagar, Chennai – 600 078.
(along with a copy of approved layout plan).
4. Stock file /Spare Copy

