



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
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**Letter No. L1/8402/2020**

**Dated: 05.05.2022**

To:

**The Commissioner,**  
Kundrathur Municipality,  
Kundrathur,  
Chennai – 600 069.

**Sir,**

**Sub:** CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in the land comprised in S.Nos.669/2A, 671/1, 672, 673/2 & 678/2 of Kundrathur-B Village, Kundrathur Taluk, Kancheepuram District, Kundrathur, Kundrathur Municipal limit – Approved - Reg.

- Ref:**
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000159 dated 03.09.2020.
  2. This office letter even No. dated 08.10.2020 addressed to the C.E., PWD, WRD, Chennai Region.
  3. This office letter even No. dated 06.11.2020 addressed to the applicant.
  4. The C.E., PWD, WRD, Chennai Region letter No.DB/T5(3)/F-I-Kundrathur-B Village-II/2020/M dated 12.11.2020.
  5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
  6. Applicant letter dated 16.12.2020.
  7. Revised skeleton plan received from the applicant dated 03.02.2021.
  8. This office DC Advice letter even No. dated 29.04.2021 addressed to the applicant.
  9. Applicant letter dated 30.04.2021 enclosing the receipt for payments.
  10. This office letter even No. dated 11.06.2021 addressed to the applicant enclosing the skeleton plan.
  11. Applicant letter dated 28.06.2021 enclosing the Gift Deed duly signed by the Donor.
  12. This office letter even No. dated 09.07.2021 addressed to the Sub-Registrar, Kundrathur enclosing original Gift Deed.
  13. Applicant letter dated 26.07.2021 enclosing a copy of Gift deed for Road area, Park area and PP-1 & 2 sites registered as Doc.No.12634/2021 dated 20.07.2021 @ SRO, Kundrathur.
  14. Applicant letter dated 01.12.2021.
  15. This office letter even No. dated 11.03.2022 addressed to the applicant enclosing the skeleton plan for Grid of Road pattern.
  16. Applicant letter dated 18.03.2022 enclosing the Gift Deed duly signed by the Donor.
  17. This office letter even No. dated 05.04.2022 addressed to the Sub-Registrar, Kundrathur enclosing original Gift Deed for Grid of Road pattern.
  18. Applicant letter dated 08.04.2022 enclosing a copy of Gift deed for Grid of Road space registered as Doc.No.7008/2022 dated 07.04.2022 @ SRO, Kundrathur.
  19. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  20. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the Proposed laying out of house sites in the land comprised in S.Nos.669/2A, 671/1, 672, 673/2 & 678/2 of Kundrathur-B Village, Kundrathur Taluk, Kancheepuram District, Kundrathur, Kundrathur

Municipal 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 9<sup>th</sup> cited as called for in this office letter 8<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.44,544/-	B-0017114 dated 28.08.2020.
Development charge	Rs.70,000/-	B-0019137 dated 30.04.2021
Layout preparation Charges	Rs.25,000/-	
Contribution to Flag Day Fund	Rs.500/-	14061 dated 30.04.2021

4. The approved plan is numbered as **PPD/LO. No. 59/2022 dated 12.05.2022**. Three copies of layout plan and planning permit **No. 14665** are sent herewith for further action.

5. You are requested to ensure that road is formed as shown in the approved 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 19<sup>th</sup> & 20<sup>th</sup> cited.

7. The original Gift Deed registered as Doc.No.12634/2021 dated 20.07.2021 @ SRO, Kundrathur & 7008/2022 dated 07.04.2022 @ SRO, Kundrathur as in the reference 13<sup>th</sup> & 18<sup>th</sup> cited is also enclosed herewith as per the provision made in the G.O. in the reference 5<sup>th</sup> cited.

o/c  
Yours faithfully,

*[Signature]*  
for Senior Planner, Layout

- 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).  
3. Original Gift Deed Doc.No. 12634/2021 dated 20.07.2021 @ SRO, Kundrathur & 7008/2022 dated 07.04.2022 @ SRO, Kundrathur.
- [Signature]* 12/05/2022  
*[Signature]* 12/5/22  
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Copy to: 1. M/s.Urban Tree Real Estates LLP, a Limited Liability Partnership Firm represented by its Partner / Authorised Signatory Thiru.Abhinay Mehta, GPA on behalf of (1) M/s.Capital One Constructions (P) Ltd., rep. by its Managing Director K.R.Jagannathan and (2) Thiru. K.R.Jagannathan  
No.86, 6<sup>th</sup> Floor, Good Shepherd Square,  
Kodambakkam High Road,  
Nungambakkam,  
Chennai - 600 034.

Received on.  
6/6/22.  
S. John

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-II).  
Tamil Nadu Generation of Electricity and  
Distribution Corporation (TANGEDCO)  
K.K.Nagar, Chennai-600 078.
4. The Chief Engineer,  
Water Resources Department  
Chennai Region (PWD),  
Chepauk,  
Chennai – 600 005.
5. TNRERA,  
CMDA Tower-II, 1<sup>st</sup> floor,  
No.1A, Gandhi Irwin Bridge Road,  
Egmore, Chennai-600 008.
6. Stock file /Spare Copy.