



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. L1/8470/2020

Dated: 18.11.2020

To
The Commissioner,
Kundrathur Panchayat Union
@ Padappai – 601 301,
Kancheepuram District.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed layout of house sites in S.No.139/1A, 1B, 1C & 1D of Malayambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. PPA received in APU No.L1/2020/000163 dated 05.09.2020.
 2. This office letter even No. dated 05.10.2020.
 3. Applicant letter dated 06.10.2020.
 4. This office DC Advice letter even No. dated 17.10.2020 addressed to the applicant.
 5. Applicant letter dated 19.10.2020 enclosing the receipt for payments.
 - ~~6. Applicant letter dated 12.03.2020 enclosing the receipt for payments.~~
 6. This office letter even No. dated 23.10.2020 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the skeleton plan.
 7. 8. The Commissioner, Kundrathur Panchayat Union letter Rc.No.5958/2020/A3 dated 06.11.2020 enclosing the Gift Deed for handing over of road area and PP-1 & 2 sites registered as Doc.No.13474/2020 dated 04.11.2020 @ SRO, Kundrathur.
 8. 9. G.O.No.112, H&UD Department dated 22.06.2017.
 9. 10. 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.139/1A, 1B, 1C & 1D of Malayambakkam 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 5th cited has remitted the following charges / fees as called for in this office letter 4th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.5,500/-	B-0017201 dated 04.09.2020
Development charge for land	Rs.15,000/-	B-0017611 dated 19.10.2020
Layout Preparation charge	Rs.8,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.113/2020 dated 18.11.2020**. Three copies of layout plan and planning permit **No.13875** are sent herewith for further action.

5. You are requested to ensure that roads are 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 9th & 10th cited.

Yours faithfully,

for Chief Planner, Layout

- 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.J.Thulasiraman & Thiru.C.J.Sivaraman,
No.68, South Sivan Koil Street,
Vadapalani,
Chennai - 600 026.

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

