



**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.in](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. L1/8471/2020**

**Dated: 15.02.2021**

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

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division of the property into 8 No. of Plots comprised in S.No.509/1A3B of Kundrathur-B village, Kundrathur Taluk, Kancheepuram District, Kundrathur Town Panchayat limit – Approved - Reg.

- Ref:
1. Planning Permission Application for sub-division of house sites received in APU No.L1/2020/000164 dated 05.09.2020.
  2. This office letter even No. dated 01.10.2020 addressed to the Applicant.
  3. Applicant letter dated 06.10.2020.
  4. This office DC Advice letter even No. dated 19.10.2020 addressed to the applicant.
  5. Applicant letter dated 23.10.2020 enclosing the receipts for payment.
  6. This office letter even No. dated 27.10.2020 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing skeleton plan.
  7. Applicant letter dated 04.11.2020 enclosing revised sub-division plan.
  8. This office letter even No. dated 17.11.2020 addressed to the Executive Officer, Kundrathur Town Panchayat enclosing the skeleton plan.
  9. The Executive Officer, Kundrathur Special Grade Town Panchayat letter Rc.No.927/2020 A1 dated 03.02.2021 enclosing a copy of Gift deed for Road area registered as Doc.No.1918/2021 dated 02.02.2021 @ SRO, Kundrathur.
  10. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  11. 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 sub-division of the property into 8 No. of Plots comprised in S.No.509/1A3B of Kundrathur-B village, Kundrathur Taluk, Kancheepuram District, Kundrathur Town Panchayat limit was examined and sub-division 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

11/12/21  
**DISPATCHED**

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 5<sup>th</sup> cited as called for in this office letter 4<sup>th</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3,250/-	B-0017197 dated 04.09.2020
Development charge	Rs.10,000/-	B-0017661 dated 23.10.2020
Layout Preparation charge	Rs.4,000/-	
Regularization charge	Rs.55,000/-	
OSR charge (for 139 sq.m.)	Rs.16,10,000/-	
Contribution to Flag Day Fund	Rs. 500/-	0005530 dated 23.10.2020

4. The approved plan is numbered as **PPD/LO. No.11/2021 dated ...15...02.2021**. Three copies of sub-division plan and planning permit **No.14018** 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 sub-division.

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 10<sup>th</sup> & 11<sup>th</sup> cited.

Yours faithfully,

*o/c*  
*15/2/21*  
for Chief Planner, Layout *2/5*  
*12/02/2021*  
*12/02/2021*

**Encl:** 1. 3 copies of sub-division plan.  
2. Planning permit in duplicate  
(with the direction not to use the logo of CMDA in the sub-division plan since the same is registered).

- Copy to:
1. Thiru.M.Deepak Venkatesh,  
No.1, Shanmuga Mudali Street,  
Anakaputhur,  
Chennai - 600 070.
  2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8. *Mle*  
*17/2/2021*  
(along with a copy of approved sub-division plan).
  3. Stock file /Spare Copy

