



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. L1/8861/2018

Dated: 5.04.2019

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Laying out of house sites in S.No.27/2 part of Kovur Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2018/000097 dated 23.05.2018.
 2. This office letter even No. dated 13.07.2018 addressed to the applicant.
 3. Applicant letter dated 24.07.2018.
 4. Applicant letter dated 04.09.2018.
 5. This office letter even No. dated 09.10.2018 addressed to the SRO, Kundrathur.
 6. Letter from the SRO, Kundrathur received in No.3/2018 dated 29.10.2018.
 7. This office DC Advice letter even No. dated 02.11.2018 addressed to the applicant.
 8. Applicant letter dated 19.11.2018 enclosing the receipt for payments.
 9. This office letter even No. dated 30.11.2018 addressed to the Commissioner, Kundrathur Panchayat Union enclosing the skeleton plan.
 10. The Commissioner, Kundrathur Panchayat Union letter Rc.No.13490/2018/A3 dated 07.02.2019 enclosing a copy of Gift deed for Road area registered as Doc.No.1017/2019 dated 25.01.2019 @ SRO, Kundrathur.
 11. This office letter even No. dated 13.02.2019 addressed to the applicant.
 12. Applicant letter dated 18.03.2019 enclosing the Receipt No. 304-02/19-131 dated 13.03.2019 for payment made to TANGEDCO towards disconnection works (DCW) for shifting of LT & HT Line.
 13. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 14. The 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 sites in S.No.27/2 part of Kovur Village, Pallavaram Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulation 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 8th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 10,500/-	B-007299 dated 21.05.2018
Development charge	Rs. 19,500/-	B-008463 dated 16.11.2018
Layout Preparation charges	Rs. 9,500/-	
OSR charges (for 220 sq.m.)	Rs.14,29,500/-	
Contribution to Flag Day Fund	Rs. 500/-	2568436 to 2568440 dated 16.11.2018

4. The approved plan is numbered as **PPD/LO. No. 41/2019**. Three copies of layout plan and planning permit **No. 12359** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and the site has to be filled up with reference to the adjoining developments, before sanctioning 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 13th & 14th cited.

Yours faithfully,

o/c

Hg
5/4/19

for Senior Planner, MSB

A
04/04/19

P
04/04/2019

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).

Copy to: 1. Thiru.P.Babu,
No.3/32, Anna Street,
Periyapanicheri,
Chennai – 600 128.

2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. Stock file /Spare Copy

12/4/19