



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
Web site: www.cmdachennai.gov.in

Letter No. L1/9927/2020

Dated: 30.05.2022

To:

The Commissioner

Kundrathur Municipality,
Kundrathur,
Chennai – 600 069.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Proposed layout of house sites in S.Nos.67/6B (Plot No.15) and 67/3 of Kundrathur-B Village, Kundrathur Taluk (formerly Pallavaram Taluk), Kancheepuram District, Kundrathur Municipal limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000193 dated 29.09.2020.
 2. Applicant letter dated 16.10.2020.
 3. This office letter even No. dated 20.11.2020 addressed to the Commissioner, Kundrathur Panchayat Union.
 4. The Executive Officer, Kundrathur Panchayat Union letter Rc.No.944/2020 dated 08.12.2020 addressed to the applicant.
 5. Applicant letter dated 10.12.2020.
 6. This office letter even No. dated 04.01.2021 addressed to the applicant.
 7. Applicant letter dated 15.02.2021.
 8. This office letter even No. dated 25.02.2021 addressed to the applicant.
 9. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 10. This office DC Advice letter even No. dated 08.03.2021 addressed to the applicant.
 11. Applicant letter dated 12.03.2021 enclosing the receipt for payments.
 12. This office letter even No. dated 17.03.2021 addressed to the applicant enclosing the skeleton plan.
 13. Applicant letter dated 05.04.2021 enclosing the Gift Deed duly signed by the Donor.
 14. This office letter even No. dated 26.04.2022 addressed to the Sub-Registrar, Kundrathur enclosing original Gift Deed.
 15. Applicant letter dated 08.12.2021 & 20.12.2021 enclosing the revised Gift Deed duly signed by the Donor.
 16. This office letter even No. dated 16.03.2022 addressed to the Sub-Registrar, Kundrathur enclosing revised original Gift Deed
 17. Applicant letter dated 27.04.2022 enclosing a Gift deed for Road area, PP-1 & 2 sites registered as Doc.No.8267/2022 dated 16.04.2022 @ SRO, Kundrathur.
 18. This office Supplementary DC Advice letter even No. dated 10.05.2022 addressed to the applicant.
 19. Applicant letter dated 16.05.2022 enclosing the receipt for payments.
 20. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 21. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

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The proposal received in the reference 1st cited for the proposed layout of house sites in the land comprised in S.Nos.67/6B (Plot No.15) and 67/3 of Kundrathur-B Village, Kundrathur Taluk (formerly Pallavaram Taluk), Kancheepuram District, 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 11th & 19th cited as called for in this office letter 10 & 18th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.5,000/-	B-0017446 dated 28.09.2020
Development charge	Rs.14,000/-	B-0018816 dated 12.03.2022
Layout Preparation charge	Rs.8,000/-	
Regularization charges	Rs.8,000/-	
Contribution to Flag Day Fund	Rs.500/-	
Balance Regularization charges	Rs.1,85,000/-	UBINF 22136300532

4. The approved plan is numbered as **PPD/LO. No. 66/2022 dated 30.05.2022** Three copies of layout plan and planning permit **No.14672** 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 20th & 21st cited.

7. The original Gift Deed registered as Doc.No.8267/2022 dated 16.04.2022 @ SRO, Kundrathur as in the reference 17th cited is also enclosed herewith as per the provision made in the G.O. in the reference 9th cited.

Yours faithfully,

o/c

for Senior Planner, Layout

27/05/2022

30/5/22

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.8267/2022 dated 16.04.2022 @ SRO, Kundrathur.

Copy to: 1. (1)Tmt.Metilda
(2)Thiru.S.Srinivasan GPA on behalf of
Thiru.T.Dhanasekaran,
No.32, Pallavakkam Main Road,
Kundrathur, Chennai – 600 069.

2. ✓
2. Jan
2/9/22

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)
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
K.K.Nagar, Chennai-600 078.
4. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.
5. Stock file /Spare Copy.