**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.

**(Approved Letter)**

File No. **: CMDA/PP/LAYOUT-1/0056/2025** Date : **08/05/2025**

To

The Commissioner,

Kundrathur Municipality

Dear Sir / Madam,

Sub : CMDA - Area Plans Unit - Layout Division - Planning Permission – proposed Sub Division of House Sites (8 Plots) in the property comprised in S.No.672/27, 673/1A and 673/12 of Kundrathur Village, Kundrathur Taluk, Kancheepuram District within the limits of Kundrathur Municipality – Approved - Reg

Ref :

1. The Layout of House sites received in CMDA through online vide reference SBC.No. CMDA/PP/Layout-1/0056/2025 dated 19.02.2025
2. This office Particulars draft letter even No. dated 13.03.2025 addressed to the applicant
3. Applicant furnished Revised Plan dated 25.04.2025
4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020
5. This office DC Advice letter even No. dated 29.04.2025 addressed to the applicant.
6. Applicant remitted DC and other charges dated 29.04.2025
7. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
8. 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 Sub Division of House Sites (8 Plots) in the property comprised in S.No.672/27, 673/1A and 673/12 of Kundrathur Village, Kundrathur Taluk, Kancheepuram District within the limits of Kundrathur Municipality examined and layout plan has been prepared to satisfy the Development Regulations requirements and approved.

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.

The applicant has remitted the following charges / fees as called for in this office DC letter:

| Sl. No. | Charges | Amount | Receipt No. & Date |
|---|---|---|---|
| I | Scrutiny Fees | Rs.1,638.00 | CMDA/PP/Ch/17449/2025 & dt. : 19 February, 2025 |
| II | Regularisation charge for land | Rs.70,000.00 | CMDA/PP/Ch/18112/2025 & dt. : 30 April, 2025 |
| III | Flag Day Charge | Rs.500.00 | CMDA/PP/Ch/18112/2025 & dt. : 30 April, 2025 |
| IV | Development Charge | Rs.8,000.00 | CMDA/PP/Ch/18112/2025 & dt. : 30 April, 2025 |
| V | Layout Preparation Charge | Rs.6,000.00 | CMDA/PP/Ch/18112/2025 & dt. : 30 April, 2025 |

The approved plan is numbered as **OL-PPD/LO/0089/2025 dated 08 May, 2025** . Three copies of Open Layout plan and planning permit **No.OL-01773** are sent herewith for further action.

You are requested to ensure that and compliance of the condition stipulated in the PWD letter in the reference cited and shall obtain a letter from PWD confirming the compliance of the conditions, before sanctioning and reference of the Layout

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 7th & 8th cited

The original gift deed Documents Number …… in dated …… @ SRO …… as in the reference 11th cited is also enclosed here with as per the provision made in the G.O . In the reference …….. cited.

Yours faithfully,

Signature valid

Name :Neelakandan Neelakandan
Designation :Assistant Planner
Date :05/08/2025 5:31:55 PM

Name: Neelakandan Neelakandan

Designation: Assistant Planner

Date: 08 May, 2025

For

Member Secretary

CMDA

**Encl :**

1. Three copies of approved plan
2. Planning Permit Duplicate(with the direction to not to use the logo of CMDA in the Open Layout plan since the same is register

**Copy To:**

1. M/S Urban Tree Real Estates LLP
   represented by its Designated partner
   Thiru Kapil Pansari GPA of
   M/S Capital one Constructions Private Limited represented by its Managing Director
   Thiru K.R.Jaganathan and Tmt.Sailaja Chitta,
   No.8, Rutland Gate,
   5th Street, Nungambakkam,
   Chennai 600 006

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

3. The Superintending Engineer,
   Chengalpattu Electricity Distribution Circle,
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   No.130, GST Road (opposite to New Bus Stand), Chengalpattu – 603 001.
   (along with a copy of approved layout plan).

4. TNRERA,
   CMDA Tower-II, 1st floor,
   No.1A, Gandhi Irwin Bridge Road,
   Egmore, Chennai-600 008.

5. Stock file /Spare Copy.