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|  | <p align="center"><b>CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY</b><br/>         Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,<br/>         Egmore, Chennai - 600 008<br/>         Phone : 28414855 Fax: 91-044-28548416<br/>         E-mail: <a href="mailto:mscmda@tn.gov.in">mscmda@tn.gov.in</a><br/>         Web site: <a href="http://www.cmdachennai.gov.in">www.cmdachennai.gov.in</a></p> |
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**Letter No. Layout -1/0331/2023**

**Dated:16.02.2024**

To

**The Commissioner,**  
 Kundrathur Municipality,  
 Kundrathur,  
 Chennai – 600 069.  
 Sir,

Sub: CMDA - APU – Layout Division – Proposed laying out of house sites in the land comprised in S.No.437 of Kundrathur 'B' Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Municipal limit – Approved – Reg.

- Ref:
1. Planning Permission Application for layout of house sites received vide SBC No. CMDA/PP/Layout-1/0331/2023 on 06.10.2023.
  2. This office letter even No. dated 13.12.2023 addressed to the applicant.
  3. Applicant letter dated 19.12.2023.
  4. This Office letter even No. dated 08.01.2024 addressed to the Sub-Registrar, Kundrathur.
  5. Applicant letter dated 24.01.2024.
  6. The Sub-Registrar, Kundrathur in letter No.04/2024 dated 23.01.2024.
  7. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
  8. This office DC Advice letter even No. dated 30.01.2024 addressed to the applicant.
  9. Applicant letter dated 31.01.2024 enclosing the receipts for payments.
  10. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
  11. This office letter even No. dated 06.02.2024 addressed to the applicant enclosing the revised 'A4' size proposed layout plan.
  12. Applicant letter dated 08.02.2024 received on enclosing a copy of the Gift deed for the Road area and PP 1 & 2 sites registered as Doc. No.1829/2024 dated 07.02.2024 @ SRO, Kundrathur.
  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.

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The proposal received in the reference 1<sup>st</sup> cited for the proposed Laying out of house sites in the land comprised in S.No.437 of Kundrathur 'B' Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Municipal limit was examined and layout plan has been prepared to satisfy the Development Regulations 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 9<sup>th</sup> cited as called for in this office letter 8<sup>th</sup> cited respectively:

| Description of charges     | Amount        | Receipt No. & Date                      |
|----------------------------|---------------|-----------------------------------------|
| Scrutiny fee               | Rs.9375/-     | CMDA/PP/Ch/12103/2023 dated 06.10.2023. |
| Development Charges        | Rs.38,000/-   | B-0024805 dated 31.01.2024              |
| Layout preparation charges | Rs.18,000/-   |                                         |
| OSR charges                | Rs.9,10,000/- |                                         |
| Flag Day Fund              | Rs.500/-      |                                         |

4. The approved plan is numbered as **PPD/LO. No.31/2024 dated 16.02.2024**. Three copies of layout plan and planning permit **No.15753** are sent herewith for further action.

7. You are requested to ensure that roads are formed as shown in the approved plan and, before sanctioning and releasing the layout.

8. 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 13<sup>th</sup> & 14<sup>th</sup> cited.

9. The original Gift Deed registered as Doc. No.1829/2024 dated 07.02.2024 @ SRO, Kundrathur as in the reference 13<sup>th</sup> cited is also enclosed herewith as per the provision made in the G.O. in the reference 8<sup>th</sup> cited and Govt. letter in the ref. 11<sup>th</sup> cited.

Yours faithfully,

*K. S. S. S.*  
for Member Secretary

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.1829/2024 dated 07.02.2024 @ SRO, Kundrathur.

Copy to: ✓ 1. Thiru.V.Vijayakumar & 3 others,  
Door No.1, Plot No.3,  
3<sup>rd</sup> Street, Gurusamy Nagar,  
Anakaputhur Village,  
Chennai - 600 070.

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

3. The Superintending Engineer,  
Chennai Electricity Distribution Circle, West,  
Tamil Nadu Generation of Electricity and

Distribution Corporation (TANGEDCO)  
Thirumagalam @ Anna Nagar,  
Chennai-600 040.  
(along with a copy of approved layout plan).

4. TNRERA,  
CMDA Tower-II, 1<sup>st</sup> floor,  
No.1A, Gandhi Irwin Bridge Road,  
Egmore, Chennai-600 008.
5. Stock file /Spare Copy.