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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. Layout-1/0145/2021 **Dated: 20 .06.2022**

To:

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

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed laying out of house sites in the land comprised in S.No.344/1B of Thandalam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit – Approved - Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No. CMDA / PP / Layout-1 / 0145 / 2021 dated 07.07.2021.
2. This office letter even No. dated 30.09.2021 addressed to the CE, PWS, WRD, Chennai Region.
3. This office letter even No. dated 29.10.2021 addressed to the applicant.
4. The CE, PWD, WRD, Chennai Region in letter No. DB/T5(3)/F-Thandalam Village/2021/M/dated 04.01.2022.
5. Applicant letter dated 24.01.2022 & 27.01.2022.
6. This office letter even No. dated 09.02.2022 addressed to the Tazhildar, Kundrathur.
7. The applicant in letter dated 01.04.2022 enclosed the Tazhildar, Kundrathur in letter No.1693/2022/B1 dated 25.03.2022.
8. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
9. This office DC Advice letter even No. dated 02.05.2022 addressed to the applicant.
10. Applicant letter dated 04.05.2022 enclosing the receipt for payments.
11. This office letter even No. dated 16.05.2022 addressed to the applicant enclosing the skeleton plan.
12. Applicant letter dated 17.05.2022 enclosing the Gift Deed duly signed by the Donor.
13. This office letter even No. dated 31.05.2022 addressed to the Sub-Registrar, Pammal enclosing original Gift Deed.
14. Applicant letter dated 02.06.2022 enclosing a copy of Gift deed for Road area registered as Doc.No.5579/2022 dated 02.06.2022 @ SRO, Pammal.
15. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
16. 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 the land comprised in S.No.344/1B of Thandalam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union 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 10th cited as called for in this office letter 9th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3825/-	CMDA/PP/Ch/5074/2021 dated 23.06.2021.
Development charge	Rs.15,000/-	C-101327 dated 02.05.2022
Layout Preparation charge	Rs.10,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.71 /2022 dated 20.06.2022** Three copies of layout plan and planning permit **No. 14677** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 4th cited and shall obtain a letter from PWD confirming the compliance of conditions, 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 15th & 16th cited.

7. The original Gift Deed registered as Doc.No.5579/2022 dated 02.06.2022 @ SRO, Pammal as in the reference 14th cited is also enclosed herewith as per the provision made in the G.O. in the reference 8th cited.

Yours faithfully,

for Senior Planner, Layout

21/6/2022

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.5579/2022 dated 02.06.2022 @ SRO, Pammal.

Copy to: 1. Tmt.S.Maalini,
No.8C/8D, 8th Floor, 4th Block,
Ceebros shymala Garden Arcot Road,
Saligramam,
Chennai 600 093.

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

3. The Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai – 600 005.
(along with a copy of approved layout plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 4th cited).

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4. 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.

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

6. Stock file /Spare Copy.



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அனுப்புநர்
திரு. K. அரசு
தலைவர் / நிர்வாக அலுவலர்
தண்டலம் ஊராட்சி
குன்றத்தூர் ஊராட்சி ஒன்றியம்

பெறுநர்
Tmt. S. Malini,
No 8C/8D, 8th Floor, 4th Block,
Ccebros Shymala Garden Arcot Road,
Saligramam, Chennai – 600093.

ந. க. எண்: 24/2022-23 **நாள்: 18.07.2022**

அய்யா :-

பொருள் :- வரைபட அனுமதி - குன்றத்தூர் ஊராட்சி ஒன்றியம் - தண்டலம் ஊராட்சி, ச.எண். 344/1B-ல், அடங்கிய 2550 சதுர மீட்டர் பரப்பளவு கொண்ட மனைப்பிரிவு ஒப்புதல் வழங்க கோரியது - கட்டணங்கள் செலுத்த கோருதல் - தொடர்பாக.

பார்வை :- 1.தங்கள் விண்ணப்பம் நாள். 18.07.2022
2.அரசாணை எண்.255/ஊ.வ.துறை நாள்.18.08.1997

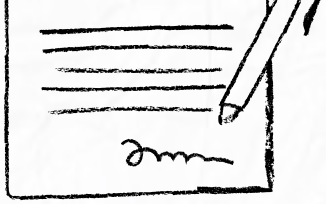
பார்வை 1 ல் கண்ட தங்களின் மனைப் பிரிவு அனுமதி விண்ணப்பத்தின் பேரில் ஒப்புதல் வழங்க வேண்டி கீழ்கண்டவாறு கட்டணங்கள் செலுத்தக் கேட்டுக்கொள்ளப்படுகிறது.

ஊராட்சி கட்டணம்	
1 சதுர அடிக்கு (ரூ. 19906 x 10)/-வீதம்	199,060
ஆய்வுக் கட்டணம்	2,500
கொடி நாள்	2,000
மொத்தம்	**2,03,560**

மேற்குறிப்பிட்டுள்ள கட்டணங்கள் Village Panchayat Fund, Thandalam என்ற முகவரிக்கு ஏதேனும் ஒரு தேசிய மயமாக்கப்பட்ட வங்கியிலிருந்து வரைவுகளாக பெற்று இவ்வலுவலகத்தில் ஒப்படைக்க வேண்டும்.

ஊராட்சிக்கு செலுத்த வேண்டிய கட்டணங்களை ஊராட்சியில் செலுத்தி ரசீது பெற்றுக் கொள்ள வேண்டியது.மேற்கூறிய கட்டணங்கள் செலுத்திய பின்னரே ஒப்புதல் வழங்கப்படும் எனத் தெரிவித்துக்கொள்ளப்படுகிறது.

K. Arasu 18/7/22
தலைவர் / நிர்வாக அலுவலர்
தண்டலம் ஊராட்சி



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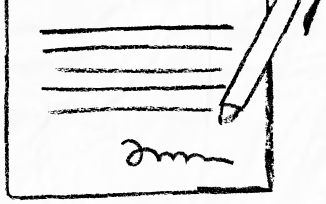
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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