



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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**Letter No. L1/10460/2019**

**Dated: 29.05.2020**

To

**The Commissioner**

Anakaputhur Municipality,  
Anakaputhur,  
Chennai – 600 070.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division of house sites in S.No.260/1A1A2 & 2A of Anakaputhur Village, Pallavaram Taluk, Kancheepuram District, Anakaputhur Municipal limit – Approved - Reg.

- Ref:
1. PPA received in APU No.L1/2019/000146 dated 25.06.2019.
  2. This office letter even No. dated 11.07.2019 addressed to the applicant.
  3. This office letter even No. dated 17.07.2019 addressed to the SRO, Pammal.
  4. The SRO, Pammal letter No.188/2019 SRO, Pammal dated 19.07.2019.
  5. Applicant letter dated 19.07.2019.
  6. This office DC Advice letter even No. dated 19.07.2019 addressed to the applicant.
  7. Applicant letter dated 27.01.2020 enclosing the receipt for payments.
  8. This office letter even No. dated 29.01.2020 addressed to the Commissioner, Anakaputhur Municipality enclosing a skeleton plan.
  9. Applicant letter dated 04.02.2020 enclosing revised sub-division plan.
  10. This office letter even No. dated 13.02.2020 addressed to the SRO, Pammal.
  11. The SRO, Pammal letter No. ~~7~~<sup>2017</sup>/2020 SRO, Pammal dated 14.02.2020.
  12. This office supplementary DC Advice letter even No. dated 17.02.2020 addressed to the applicant.
  13. Applicant letter dated 18.02.2020 enclosing the receipt for payment.
  14. This office letter even No. dated 20.02.2020 addressed to the Commissioner, Anakaputhur Municipality enclosing a skeleton plan.
  15. The Commissioner, Anakaputhur Municipality letter Rc.No.284/2020/F1 dated 11.05.2020 enclosing a copy of Gift deed for Road area registered as Doc.No.2677/2020 dated 04.05.2020 @ SRO, Pammal.
  16. The Commissioner, Anakaputhur Municipality letter No.284/2020/F1 dated 11.05.2020.
  17. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  18. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017 dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the proposed sub-division of house sites in S.No.260/1A1A2 & 2A of Anakaputhur Village, Pallavaram Taluk, Kancheepuram District, Anakaputhur Municipal limit was examined and sub-division 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 in the reference 7<sup>th</sup> & 13<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 6<sup>th</sup> & 12<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.2,500/-	B-0012421 dated 21.06.2019
Development charge	Rs.9,000/-	B-0015642 dated 27.01.2020
Sub-division Preparation charge	Rs.3,000/-	
OSR charge (for 81 sq.m.)	Rs.7,05,000/-	
Flag Day Fund	Rs.500/-	
Balance OSR Charge (for 4 sq.m.)	Rs.38,000/-	B-0015947 dated 18.02.2020

Regulation Charge for Land Rs. 65,000/- B-0015642 dated 27.01.2020

4. The approved plan is numbered as **PPD/LO. No.38/2020 dated 29.05.2020**. Three copies of sub-division plan and planning permit **No.12800** 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 sub-division.

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 17<sup>th</sup> & 18<sup>th</sup> cited.

Yours faithfully,

for Chief Planner, Layout

Encl: 1. 3 copies of sub-division plan.  
2. Planning permit in duplicate  
(with the direction to not to use the logo of CMDA in the layout plan since the same is registered).

- Copy to:
1. Tmt.Baby Pachiappan,  
No.3/12, Yadhaval Street,  
South Malayambakkam,  
Kundrathur,  
Chennai - 600 069.
  2. The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved sub-division plan).
  3. Stock file /Spare Copy

