

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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Web site: www.cmdachennai.gov.in

Letter No. L1/10759/2018**Dated: 28.01.2020**

11689/2019

To

The Commissioner,
Greater Chennai Corporation
Ripon Building,
Chennai - 600 003.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed sub-division of property into 2 No. of Plots in Old S.Nos.500/1 part & 2 part, 501, 512/1 & 2, 513/1 part & 2 Part, 515/2, 518, 519, 520 part, 521/1 & 2 part and 524 part, Present T.S.Nos.1, 2/2, 2/3 & 3/1 part, Ward-B, Block Nos.67 & 68 of Ambathur Village & Taluk, Thiruvallur District, Greater Chennai Corporation limit - Approved - Reg.

- Ref:
1. Planning Permission Application for sub-division of property received in APU No.L1/2019/000160 dated 09.07.2019.
 2. This office letter even No. dated 15.07.2019 addressed to the C.E., PWD, WRD, Chennai Region.
 3. Applicant letter dated 31.07.2019.
 4. This office letter even No. dated 05.08.2019 addressed to the applicant.
 5. Applicant letter dated 09.08.2019.
 6. The C.E., PWD, WRD, Chennai Region in letter No.DB/T5(3)/F - I - Ambathur-007443/2019 dated 12.09.2019.
 7. This office DC advice letter even No. dated 21.10.2019 addressed to the applicant.
 8. Applicant letter dated 23.10.2019 enclosing the receipt for payments.
 9. Applicant letter dated 22.11.2019.
 10. This office letter even No. dated 22.11.2019 addressed to the Commissioner, Greater Chennai Corporation enclosing the skeleton plan.
 11. The Executive Engineer, Works Department, Greater Chennai Corporation in letter W.D.C.No.D1/LA/2528/2019 dated 09.01.2020 enclosing the Gift deed for Road Widening area & Park area registered as Doc.No.17911/2019 dated 09.12.2019 @ SRO, Ambathur.
 12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 13. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

1/30/1/2020
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The proposal received in the reference 1st cited for the proposed sub-division of property into 2 No. of Plots in Old S.Nos.500/1 part & 2 part, 501, 512/1 & 2, 513/1 part & 2 Part, 515/2, 518, 519, 520 part, 521/1 & 2 part and 524 part, Present T.S.Nos.1, 2/2, 2/3 & 3/1 part, Ward-B, Block Nos.67 & 68 of Ambathur Village & Taluk, Thiruvallur District, Greater Chennai Corporation limit was examined and sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development & 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

(Plot-A for Commercial use and Plot-B for Residential use)



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 8th cited has remitted the following charges / fees as called for in this office letter 7th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 62,000/-	B-0012803 dated 09.07.2019
Development charge for land	Rs.1,65,000/-	B-0014524 dated 23.10.2019
Sub-division Preparation charge	Rs.2,000/-	
Regularization charge	Rs.40,05,000/-	649854 dated 23.10.2019
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.4/2020 dated 28.01.2020**. Three copies of sub-division plan and planning permit **No.12766** are sent herewith for further action.

5. You are requested to ensure that compliance of the conditions stipulated in the PWD remarks in the reference 6th cited and shall obtain a letter from PWD confirming the compliance of conditions, 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 12th & 13th cited.

Yours faithfully,

for Member-Secretary

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 sub-division plan since the same is registered).

- Copy to:
1. M/s.Casagrand Magick Ruffy Private Limited, Represented by its Authorised Signatory Thiru.Sumanth Krishna, NPL Devi, 3rd Floor, New No.111, Old No.59, L.B.Road, Thiruvanmiyur, Chennai - 600 041.
 2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
 3. The Chief Engineer, WRD, Chennai Region (PWD), Chepauk, Chennai - 600 005.
(along with a copy of approved sub-division plan for monitoring the compliance of the conditions stipulated in the NOC in ref. 6th cited).
 4. Stock file /Spare Copy

