



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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**Letter No. L1/12323/2017**

**Dated: 17.09.2021**

To

**The Commissioner,**  
Thiruverkadu Municipality,  
Thiruverkadu,  
Chennai – 600 077.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division of house sites for the land comprised in S.No.80/1B1, 1B2, 2A, 2B, 3A, 3B, 4B2A & 5B1 of Perumalagaram Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No. L1/2017/000599, dated 28.08.2017.
  2. This office letter even No. dated 18.09.2017 addressed to the CE, PWD, WRD, Chennai Region, Chepauk, Chennai - 05.
  3. Applicant letter dated 16.10.2017 & 26.10.2017.
  4. This office letter even No. dated 30.11.2017 addressed to the applicant.
  5. Applicant letter dated 27.12.2017 enclosing the certificate issued by the Zonal Deputy Tahsildar, Maduravoyal vide L.Dis.2883/2017/B1 dated 08.12.2017.
  6. The CE, PWD, WRD, Chennai Region letter No.DB/T5(3)/F-Perumalagaram-I/2018/M dated 18.01.2018.
  7. Applicant letter dated 30.01.2018.
  8. This office letter even No. dated 08.02.2018 addressed to the Commissioner, Thiruverkadu Municipality and reminder sent on 05.04.2018.
  9. Applicant letter dated 27.11.2018 enclosing revised plan as sub-division of the property in to 2 No. of plots.
  10. Applicant letter dated 11.12.2018 & 22.01.2019.
  11. Applicant letter dated 11.04.2019, 10.09.2019 & 28.11.2019.
  12. Authority Resolution in A.R.No.6/2021 dated 11.02.2021.
  13. This office DC Advice letter even No. dated 05.05.2021 addressed to the applicant.
  14. Applicant letter dated 16.08.2021 enclosing the receipt for payments.
  15. Applicant letter dated 23.08.2021.
  16. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  17. 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 sub-division of house sites for the land comprised in S.No.80/1B1, 1B2, 2A, 2B, 3A, 3B, 4B2A & 5B1 of Perumalagaram Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal 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 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 14<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 13<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.13,200/-	B-005413 dated 28.08.2017
Development charge	Rs.40,000/-	B-0019744 dated 16.08.2021
Layout Preparation charge	Rs.1,000/-	
OSR Charge (for 571 sq.m)	Rs.1,03,00,000/-	14224 dated 16.08.2021
Flag Day Fund	Rs. 500/-	

4. The approved plan is numbered as **PPD/LO. No.135/2021 dated 17.09.2021**. Three copies of sub-division plan and planning permit **No.14244** are sent herewith for further action.

5. You are requested to ensure the compliance of the conditions stipulated in the PWD remarks in the reference 6<sup>th</sup> 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 16<sup>th</sup> & 17<sup>th</sup> cited.

Yours faithfully,

o/c  
 17/09/2021  
 for Member Secretary  
 17/09/2021  
 2/5

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. Thiru.K.K.Santharaman,  
 No.309, Bay City Centre,  
 2<sup>nd</sup> Floor, Poonamallee High Road,  
 Kilpauk, Chennai – 600 010.  
 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 layout plan for  
monitoring the compliance of the conditions  
stipulated in the NOC in ref. 6<sup>th</sup> cited).
4. Stock file /Spare Copy

