



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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E-mail: mscmda@tn.gov.in
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Letter No. L1/12796/2020

Dated: 23.04.2021

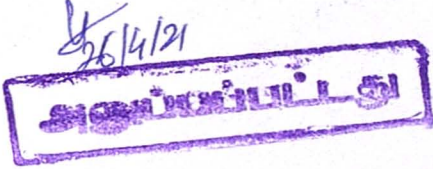
To

The Commissioner
Pallavaram Municipality
Pallavaram, Chennai – 43.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Sub-division of house sites in Old S.Nos.351/5 & 352/54 part, Present T.S.Nos.29, Ward-B, Block No.8 of Zamin Pallavaram Village, Pallavaram Taluk, Chengalpattu District, Pallavaram Municipal limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No.L1/2020/000273 dated 27.11.2020.
 2. This office letter even No. dated 07.01.2021 addressed to the applicant.
 3. Applicant letter dated 10.01.2021 received on 11.01.2021.
 4. Applicant letter dated 22.01.2021 & 25.02.2021.
 5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 6. This office DC Advice letter even No. dated 26.02.2021 addressed to the applicant.
 7. Applicant letter dated 02.03.2021 enclosing the receipt for payments.
 8. Applicant letter dated 10.03.2021 enclosing revised plan.
 9. Applicant letter dated 17.03.2021, 08.04.2021, 12.04.2021, 20.04.2021
 10. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 11. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.



The proposal received in the reference 1st cited for sub-division of house sites in Old S.Nos.351/5 & 352/54 part, Present T.S.Nos.29, Ward-B, Block No.8 of Zamin Pallavaram Village, Pallavaram Taluk, Chengalpattu District, Pallavaram Municipal limit was examined and the sub-division 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 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3,500/- ✓	B-0017955 dated 27.11.2020 ✓
Development charge	Rs.13,000/- ✓	B-0018700 dated 02.03.2021 ✓
Layout Preparation charges	Rs.2,000/- ✓	
Regularization Charges	Rs.1,30,000/- ✓	
Contribution to Flag Day Fund	Rs.500/- ✓	

4. The approved plan is numbered as **PPD/LO. No.75/2021 dated 23.04.2021** . Three copies of sub-division plan and planning permit **No.14082** are sent herewith for further action.

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 9th & 10th cited.

Yours faithfully,

o/c
Hea
23/4/21
for Chief Planner, Layout

2/5

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

23/04/2021

23/04/2021

Copy to: 1. Thiru.P.Ananda Rao & Thiru.P.Subash Chandra Rao, co
- owners cum Power Agent on behalf of
Tvl.P.Balachandra Rao, P.Baskar Rao, J.C.Beena,
Poonam, P.Naveen, Santhosh Pathangay & Gayathri
Pathangay,
No.65A, Halls Road,
Kilpauk,
Chennai - 600 010.

23/04/2021
2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved sub-division plan).

3. Stock file /Spare Copy

