

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY.**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,

Egmore, Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mcmda@tn.gov.inWeb site: www.cmdachennai.gov.in

Letter No.L1/13388/2020

Dated: 03.03.2021

To

The Commissioner

Sholavaram Panchayat Union

Sholavaram,

Chennai - 600 067.

Pammal Municipality
Pammal, Chennai - 600075.

Sir,

- Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Sub-division of plots for Industrial use in the land comprised in S.No.93/4 of Pammal Village abutting MGR Salai, Nagelkeni, Chrompet, Chennai - 600 044, Pallavaram Taluk, Chengalpattu District, Pammal Municipal limit - Approved - Reg.
- Ref: 1. Planning Permission Application for sub-division of Industrial Plots received in CMDA vide APU No. L1/2020/000286 dated 10.12.2020.
2. This office letter even No. dated 28.12.2020 addressed to the applicant.
3. This office DC Advice letter even No. dated 19.03.2021 addressed to the applicant.
4. Applicant letter dated 26.03.2021 enclosing the receipt for payments.
5. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
6. 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 plots for Industrial use in the land comprised in S.No.93/4 of Pammal Village abutting MGR Salai, Nagelkeni, Chrompet, Chennai - 600 044, Pallavaram Taluk, Chengalpattu District, Pammal Municipal limit was examined and the ^{Sub-division} 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.

**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.inWeb site: www.cmdachennai.gov.in**Letter No.L1/13388/2020****Dated: 19.03.2020**

To

M/s.Rashi Leathers Private Limited,
New No.18, Old No.12,
Kumarappa Street,
Periamet, Chennai - 600 003.**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission Application – Sub-division of plots for Industrial use in the land comprised in S.No.93/4 of Pammal Village abutting MGR Salai, Nagelkeni, Chrompet, Chennai – 600 044, Pallavaram Taluk, Chengalpattu District, Pammal Municipal limit - Development Charge and other charges to be remitted – Demand sent - Reg.

- Ref: 1. Planning Permission Application for sub-division of Industrial Plots received in CMDA vide APU No. L1/2020/000286 dated 10.12.2020.
2. This office letter even No. dated 28.12.2020 addressed to the applicant.

DESPATCHED
DATE 22/3/20

The proposal received in the reference 1st cited for sub-division of plots for Industrial use in the land comprised in S.No.93/4 of Pammal Village abutting MGR Salai, Nagelkeni, Chrompet, Chennai – 600 044, Pallavaram Taluk, Chengalpattu District, Pammal Municipal limit was examined and sub-division sketch has been prepared to satisfy the Development Regulations requirements and taking into account of the existing developments around / future demand for circulation in the area. You are requested to remit the following charges by **three** separate Demand Drafts of a Nationalized Bank in Chennai City drawn in favour of **Member Secretary, CMDA, Chennai-8**, at cash counter (between 10.00 a.m. to 4.00 p.m.) in CMDA and produce the duplicate copy of the receipt to the Layout Division in CMDA or you may also remit the following charges through online gateway payment in Indusind Bank A/c.No.100034132198 & IFSC Code No.INDB0000328 and inform the same to this office.

i)	Development charges for land under Sec.59 of T&CP Act 1971	Rs.38,000/- (Rupees Thirty Eight Thousand only)
ii)	Layout Preparation Charges	Rs.2,000/- (Rupees Two Thousand only)
iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	Does not arise
v)	Open Space Reservation Charges under DR Annexure XX (i.e) equivalent land cost in lieu of the land to be reserved and handed over) (for 550 sq.m.)	Rs.71,45,000/- (Rupees Seventy One Lakhs and Forty Five Thousand only)

2. You are also requested to remit an amount of **Rs.500/-** (Rupees Five Hundred only) **in cash towards contribution to Flag Day Fund.**

3. Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due.

4. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

5. You are also requested to furnish the following particulars as called for in the reference 2nd cited:

- i. Certified copy of extract of Board Resolution authorizing its Director Thiru.K.Mohammed Saleem as authorized signatory to apply for the proposal of sub-division of industrial plots in the site under reference on behalf of M/s.Rashi Leathers Private Limited Ltd.
- ii. Category of industries with H.P. details to be indicated specifically.
- iii. Developer Registration Certificate in favour of the applicant M/s.Rashi Leathers Private Limited Ltd., represented its Director Thiru.K.Mohammed Saleem.

6. On compliance / fulfillment of the above payments and the receipt of required particulars , the final approved sub-division plan will be sent to the Commissioner, Pammal Municipality, Pammal, Chennai-75 for sanctioning of the sub-division.

Yours faithfully,

o/c

19/3/21

for Member-Secretary

&

19/03/2021

19/03/2021

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Copy to:-

- 1. The Commissioner**
Pammal Municipality,
Pammal, Chenna i-75.
- 2. The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.