



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.in
Web site: www.cmdachennai.gov.in

Letter No. L1/1372/2020

Dated: 30.03.2021

To

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

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning
Permission – Sub-division of house sites comprised in Old
S.No.403/1A, New S.No.403/1A4 & 403/1A7 of Ayanambakkam
Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu
Municipal limit – Approved – Reg.

- Ref:
1. Planning Permission Application for sub-division of house sites received in CMDA vide APU No.L1/2020/000021 dated 30.01.2020.
 2. This office letter even No.-1 dated 09.07.2020 addressed to the CE, PWD, WRD, Chennai Region.
 3. This office letter even No.-2 dated 09.07.2020 addressed to the applicant.
 4. This office reminder letter even No. dated 04.09.2020 addressed to the applicant.
 5. Applicant letter dated 10.09.2020.
 6. This office letter even No. dated 14.09.2020 addressed to the applicant.
 7. Applicant letter dated 01.10.2020.
 8. This office letter even No. dated 21.10.2020 addressed to the Tahsildar, Poonamallee Taluk.
 9. The Tahsildar, Poonamallee Taluk letter Rc.No.1892/2020/A dated 23.10.2020.
 10. Applicant letter dated 04.11.2020.
 11. This office DC Advice letter even No. dated 09.11.2020 addressed to the applicant.
 12. Applicant letter dated 20.11.2020 enclosing the receipts for payments.
 13. This office letter even No. dated 23.11.2020 addressed to the Commissioner, Thiruverkadu Municipality enclosing the Skeleton Plan.
 14. The Commissioner, Thiruverkadu Municipality letter R.C.No.4777/2020/F1 dated 23.03.2021 enclosing a copy of Gift deed for Road Area registered as Doc. No.1616/2021 dated 18.03.2021 @ SRO, Konnur.
 15. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 16. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed sub-division out of house sites in Old S.No.403/1A, New S.No.403/1A4 & 403/1A7 of Ayanambakkam 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 12th cited has remitted the following charges / fees as called for in this office letter 11th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.9,000/-	B-0015704 dated 30.01.2020
Development charges	Rs.19,000/-	B-0017916 dated 20.11.2020
Layout Preparation charges	Rs.1,000 /-	
Regularization charge	Rs.2,25,000/-	
O/SR charge (for 281 sq.m.)	Rs.24,35,000/-	0005581 dated 20.11.2020
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.54/2021 dated ...30.03.2021**. Three copies of sub-division plan and planning permit **No.14061** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the 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 15th & 16th cited.

Yours faithfully,

o/c

30/3/21

for Chief Planner, Layout.

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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).

29/03/2021

29/03/2021

Copy to:

1. M/s.G.P.Homes Pvt. Ltd.
Represented by S.Elumalai,
No.W-740, Ist Floor, 4th Avenue,
Syndicate Bank Colony,
Anna Nagar West Extension,
Chennai - 600 101.

2. The Deputy Planner, - *Mle*
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
30/6/2021

3. Stock file /Spare Copy