



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

Letter No. L1/13766/2018 ✓

Dated: 09.02.2019 ✓

To

The Commissioner,
Avadi Greater Municipality,
Avadi, Chennai – 600 054.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Sub-division of house site comprised in Old S.No.209/2 part, Present T.S.No.3 part, Block No.46, Ward-D, Old S.No.696/1 part & 2 part, T.S.No.33/9 part & Old S.No.692/2 & 693, Present T.S.No.35/2, Block No. 42, Ward - D of Thirumulaivoyal village, Avadi Taluk, Avadi Greater Municipal limit – Approved - Reg.

- Ref: ✓
1. Planning Permission Application for laying out of house sites received in CMDA vide APU No. L1/ 2018/ 000163 dated 24.07.2018. ✓
 2. An objection petition dated 08.08.2018 received from a Social Activist on behalf of Thru.S.Elangovan, Satta Panchayat. ✓
 3. Applicant letter dated 01.09.2018 received on 04.09.2018. ✓
 4. This office DC advice letter even no. letter dated 14.09.2018 addressed to the applicant. ✓
 5. Applicant letter dated 18.09.2018 enclosing receipt of payments. ✓
 6. This office letter even No. dated 24.09.2018 addressed to the Commissioner, Avadi Municipality enclosing Skeleton Plan. ✓
 7. The Commissioner, Avadi Municipality in letter RC.No.8507/2018/F1 dated 27.11.2018 enclosing a copy of Gift deed for Road & Park area registered as Doc.No.15465/2018 dated 13.11.2018 @ SRO, Ambathur. ✓
 8. Applicant letter dated 26.11.2018. ✓
 9. This office letter even No. dated 10.01.2019 addressed to the Commissioner, Avadi Municipality. ✓
 10. Applicant letter dated 18.01.2019 enclosing the copy of Gift Deed Doc.No.15465/2018 dated 13.11.2018 duly attested by the Executive Authority of Local Body. ✓
 11. G.O.Ms.No.112, H&UD Department dated 22.06.2017. ✓
 12. Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017. ✓

The proposal received in the reference 1st cited for the proposed sub-division of house sites in Old S.No.209/2 part, Present T.S.No.3 part, Block No.46, Ward-D, Old S.No.696/1 part & 2 part, T.S.No.33/9 part & Old S.No.692/2 & 693, Present T.S.No.35/2, Block No. 42, Ward was examined and sub-division plan has been prepared to satisfy the Development Regulation 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 5th cited as called for in this office letter 4th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 20,000/- ✓	B-007779 dated 23.07.2018 ✓
Development charge	Rs. 55,000/- ✓	B-008129 dated 18.09.2018 ✓
Sub-division Preparation charges	Rs. 1,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	2567653 to 2567657 dated 18.09.2018 ✓

4. The approved plan is numbered as **PPD/LO. No. 16/2019**. Three copies of sub-division plan and planning permit **No.12333** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan before sanctioning 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 11th & 12th cited.

Yours faithfully,

o/c
4/2/19
4/2/2019
for Principal Secretary /
Member Secretary 2/5

Encl: 1. 3 copies of sub-division 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).

Copy to: 1. M/s. Samprathy Developers LLP.,
A Limited Liability Partnership firm
represented by its Authorised Signatory
Thiru.J.Rangarajan , GPOA on behalf of
Tmt. Megala Gnanasekaran & 11 others,
"Newry Grandeur", New No.19,
Old No.11, B- Block, 2nd Avenue,
Anna Nagar East, Chennai – 600 102.

4/2/19
2. The Deputy Planner,
Master Plan Division, CMDA, Chennai-8.
(along with a copy of approved sub-division plan).

3. Stock file /Spare Copy