



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
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**Letter No. L1/13805/2019**

**Dated: 7.08.2020**

To  
**The Commissioner,**  
Greater Chennai Corporation  
Ripon Building,  
Chennai – 600 003.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division of Industrial sites in the land comprised in Old S.Nos.208/3 part & 209/2 part, New T.S.No.67, Ward-G, Block No.14 of Athipattu Village, Ambathur Taluk, Chennai District, Greater Chennai Corporation limit – Approved - Reg.

- Ref:
1. Planning Permission Application for sub-division of industrial sites received in APU No. L1/2019/000186 dated 08.08.2019.
  2. This office letter even No. dated 23.09.2019 addressed to the applicant.
  3. The applicant letter dated 10.10.2019 received on 11.10.2019.
  4. Applicant letter dated 11.11.2019 enclosing proposed sub-division plan for the site.
  5. This office DC Advice letter even No. dated 22.11.2019 addressed to the applicant.
  6. Applicant letter dated 27.11.2019 enclosing the receipt for payments.
  7. This office letter even No. dated 06.12.2019 addressed to the Commissioner, Greater Chennai Corporation enclosing skeleton plan.
  8. Applicant letter dated 11.12.2019 enclosing revised sub-division plan.
  9. This office letter even No. dated 30.12.2019 addressed to the Commissioner, Greater Chennai Corporation enclosing the revised skeleton plan.
  10. The Executive Engineer, Works Department, Greater Chennai Corporation letter W.D.C.No.D1/SD/WDCN07/00786/2019 dated 13.07.2020 enclosing a copy of Gift deed for Road area registered as Doc.No.4587/2020 dated 23.03.2020 @ SRO, Ambathur.
  11. Applicant letter dated 23.07.2020 enclosing proposed sub-division plan with fixation of plots.
  12. G.O.No.112, H&UD Department dated 22.06.2017.
  13. Secretary (H & UD and TNRERA) Letter No. TNRERA/ 261/ 2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the proposed sub-division of Industrial sites in the land comprised in Old S.Nos.208/3 part & 209/2 part, New T.S.No.67, Ward-G, Block No.14 of Athipattu Village, Ambathur Taluk, Chennai District, Greater Chennai Corporation 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 6<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 5<sup>th</sup> cited:

| Description of charges    | Amount      | Receipt No. & Date         |
|---------------------------|-------------|----------------------------|
| Scrutiny fee              | Rs.4,600/-  | B-0013432 dated 06.08.2019 |
| Development charge        | Rs.15,000/- | B-0015014 dated 27.11.2019 |
| Layout Preparation charge | Rs.3,000/-  |                            |
| Flag Day Fund             | Rs. 500/-   | 781023 dated 27.11.2019    |

4. The approved plan is numbered as **PPD/LO. No.60/2020 dated ....7...08.2020**. Three copies of layout plan and planning permit **No.13822** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved 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 12<sup>th</sup> & 13<sup>th</sup> cited.

Yours faithfully,

o/c  
for Chief Planner, Layout

Encl: 1. 3 copies of layout 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. Tvl.Nithish Sharma & 2 others,  
No.215/9, AH Block, 2<sup>nd</sup> Street,  
Shanthi Colony,  
Anna Nagar, Chennai – 600 040.

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

3. Stock file /Spare Copy