



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. L1/14468/2020

Dated: 4.08.2021

To
The Commissioner,
Poonamallee Panchayat Union,
Poonamallee,
Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division of house sites in S.No.400/2A of Thiruninravur - B Village, Avadi Taluk, Tiruvallur District, Poonamallee Panchayat Union limit – Approved - Reg.

- Ref:
1. Planning Permission Application for sub-division of house sites received in CMDA vide APU No.L1/2020/000305 dated 29.12.2020.
 2. This office letter even No. dated 22.01.2021 addressed to the applicant.
 3. Applicant letter dated 11.02.2021.
 4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 5. This office DC Advice letter even No. dated 08.03.2021 addressed to the applicant.
 6. Applicant letter dated 15.03.2021 enclosing the receipt for payments.
 7. Applicant letter dated 16.03.2021.
 8. This office letter even No. dated 19.03.2021 addressed to the applicant enclosing the Skeleton Plan.
 9. Applicant letter dated 23.03.2021.
 10. This office letter even No. dated 26.03.2021 addressed to the applicant.
 11. Applicant letter dated 06.05.2021 enclosing the Gift Deed duly signed by the Donors.
 12. This office letter even No. dated 09.07.2021 addressed to the Sub-Registrar, Avadi enclosing original Gift Deed for registration.
 13. Applicant letter dated 13.07.2021 enclosing a copy of Gift deed for Road space registered as Doc.No.9607/2021 dated 13.07.2021 @ SRO, Avadi.
 14. Applicant letter dated 22.07.2021.
 15. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 16. 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 S.No.400/2A of Thiruninravur - B Village, Avadi Taluk, Tiruvallur District, Poonamallee Panchayat Union limit was examined and 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 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.3,773/-	B-0018242 dated 29.12.2020
Development charge	Rs.8,000/-	B-0018832 dated 15.03.2021
Sub-division Preparation charge	Rs.4,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.116/2021 dated ...08.2021**. Three copies of sub-division plan and planning permit **No.14225** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan and shall obtain Patta for the site under reference in favour of the present owners Tvl.J.Nandakumar & J.Jeevanandham, 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.

7. The original Gift Deed registered as Doc.No.9607/2021 dated 13.07.2021 @ SRO, Avadi as in the reference 13th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited.

o/c
Yours faithfully,

for Chief Planner, Layout

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 layout plan since the same is registered).

3. Original Gift Deed Doc.No.9607/2021 dated 13.07.2021 @ SRO, Avadi.

- Copy to:
1. Tvl.Jeevanandam & J.Nanda Kumar,
S/o.Jagadeesan,
No.2/9, Krishnan Koil Street,
Thiruninravur – 602 024.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
 3. Stock file /Spare Copy