



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. L1/15145/2019

Dated: 15.12.2020

To
The Commissioner,
Pallavaram Municipality,
Chromepet,
Chennai – 600 044.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Sub-division of house sites (8 Plots) in the property comprised in Old S.No.7/1B & 22, Present T.S.Nos.5/2 & 7/2, Ward-B, Block No.58 of Zamin Pallavaram Village, Pallavaram Taluk, Chengalpattu District (previously Kancheepuram District), Pallavaram Municipal limit – Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/000214 dated 10.09.2019.
 2. This office letter even No.-1 dated 30.09.2019 addressed to the Commissioner, Pallavaram Municipality.
 3. This office letter even No.-2 dated 30.09.2019 addressed to the CE, WRD, PWD, Chennai Region.
 4. The Commissioner, Pallavaram Municipality letter Rc.No.6180/2019/F1 dated 11.11.2019.
 5. This office reminder letter even No. dated 20.11.2019 addressed to the CE, WRD, PWD, Chennai Region.
 6. This office letter even No. dated 10.12.2019 addressed to the applicant.
 7. The Applicant letters dated 20.12.2019 & 06.02.2020.
 8. The CE, WRD, PWD, Chennai Region letter No.DB/T5(3)/I-Zamin Pallavaram Village-II/2020/M dated 03.03.2020.
 9. This office DC Advice letter even No. dated 26.05.2020 addressed to the applicant.
 10. Applicant letter dated 29.05.2020 enclosing the receipt for payments.
 11. This office letter even No. dated 05.06.2020 addressed to the Commissioner, Pallavaram Municipality enclosing a copy of skeleton plan.
 12. The Commissioner, Villivakkam Panchayat Union letter R.C.No.2284/2020/F1 dated 01.12.2020 enclosing a copy of Gift Deed for handing over of Road space and Park area registered as Doc. No.7129/2020 dated 28.11.2020 @ SRO, Pallavaram.
 13. Applicant letter dated 02.12.2020.
 14. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 15. The 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 (8 Plots) in the property comprised in Old S.No.7/1B & 22, Present T.S.Nos.5/2 & 7/2, Ward-B, Block No.58 of Zamin Pallavaram Village, Pallavaram Taluk, Chengalpattu District (previously Kancheepuram District), Pallavaram Municipal limit was examined and 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.

3. The applicant has remitted the following charges / fees in the reference 10th cited as called for in this office letter 9th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.17,000/- ✓	B-0013939 dated 10.09.2019 ✓
Development charge	Rs. 50,000/- ✓	B-0016406 dated 27.05.2020 ✓
Layout Preparation charges	Rs. 4,000/- ✓	
Contribution to Flag Day Fund	Rs. 500/- ✓	0005221 dated 27.05.2020 ✓

4. The approved plan is numbered as **PPD/LO. No.127/2020 dated 15.12.2020**. Three copies of layout plan and planning permit **No.13890** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and compliance of the conditions stipulated in the PWD remarks in the reference 8th cited and shall obtain a letter from PWD confirming the compliance of conditions, before sanctioning and release of the layout, before sanctioning and release of the layout.

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 14th & 15th cited.

Yours faithfully,

dlc
for Member Secretary
15/12/2020
2/5
15/12/2020

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 layout plan since the same is registered).

Copy to: 1. M/s.Sri Ayyapaa Builders Private Limited,
GPA on behalf of Tmt.Subbammal,
No.4/6, Giri Road, T.Nagar,
Chennai – 600 017.
2. The Deputy Planner, — Mb
Master Plan Division, 07/01/2021
CMDA, Chennai-8.
(along with a copy of approved layout plan).



3. The Chief Engineer,
WRD, Chennai Region (PWD),
Chepauk, Chennai – 600 005.
(along with a copy of approved sub-division plan for
monitoring the compliance of the conditions
stipulated in the NOC in ref. 8th cited).
4. Stock file /Spare Copy

