



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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E-mail: mscmda@tn.gov.in
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Letter No. L1/16008/2019

Dated: 31.12.2019

To

The Commissioner,
Avadi Municipal Corporation,
N.M, Road,
Avadi, Chennai - 54.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed Sub-division of property into 8 No. of house sites in the land comprised in Old S.Nos.193/1 part, 193/2 part, 193/5-1 & 193/5-2, present T.S.Nos.40/5, 41/2, 43/2 & 44/2, Ward-A, Block No.9 of Mittanamalli Village, Avadi Taluk, Thiruvallur District, Avadi Municipal Corporation limit - Approved - Reg.

- Ref:
1. The Layout proposal received in CMDA vide APU No. L1/2019/000225 dated 23.09.2019.
 2. This office letter even No. dated 18.10.2019 addressed to the applicant.
 3. Applicant letter dated 18.10.2019 & 29.10.2019.
 4. This office letter even No. dated 08.11.2019 addressed to the SRO, Avadi.
 5. Sub-Registrar, Avadi letter No.1102/2019 dated 09.11.2019 enclosing the GLV of the site.
 6. This office DC Advice letter even No. dated 12.11.2019 addressed to the applicant.
 7. Applicant letter dated 12.11.2019 received on ~~12.11.2019~~ 12.11.2019 enclosing receipt of payments.
 8. This office letter even No. dated 18.11.2019 addressed to the Commissioner, Avadi Corporation enclosing a copy of skeleton plan.
 9. The Commissioner, Avadi Corporation letter Rc.No. ~~895~~ 12745/2019 dated ~~17.07~~ 17.07.2019 enclosing a copy of Gift deed for Road area registered as Doc. No.17679/2019 dated 16.12.2019 @ SRO, Avadi.
 10. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 11. 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 property into 8 No. of house sites in the land comprised in Old S.Nos.193/1 part, 193/2 part, 193/5-1 & 193/5-2, present T.S.Nos.40/5, 41/2, 43/2 & 44/2, Ward-A, Block No.9 of Mittanamalli Village, Avadi Taluk, Thiruvallur District, Avadi Municipal Corporation 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 7th cited as called for in this office letter 6th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs. 3,600/-	B-0014109 dated 23.09.2019
Development charge	Rs. 13,000/-	B-0014806 dated 12.11.2019
Layout Preparation charges	Rs. 5,000/-	
OSR Charge (for 108 sq.m.)	Rs.4,75,000/-	649915 dated 12.11.2019
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No. 137/2019 dated 31.12.2019**. Three copies of sub-division plan and planning permit **No.12759** 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 10th & 11th cited.

Yours faithfully,

o/c
for Chief Planner, MSB/Layout

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. Thiru.M.S.Ramesh,
No.A 109/ A 46, 1st Floor,
3rd Avenue, Anna Nagar East,
Chennai – 600 102.
 2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved sub-division plan).
 3. Stock file /Spare Copy

