



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. L1/1769/2020

Dated: 28.02.2020

To

The Executive Officer,
Perungalathur Town Panchayat,
Perungalathur, Chennai-600 063.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission - Sub-division of the property in to 2 No. of plots (i.e. Plot-A & Plot-B) comprised in S.No.267/2 of Perungalathur Village, Tambaram Taluk, Chengalpattu District (formerly Kancheepuram District), Perungalathur Town Panchayat limit - Approved - Reg.

- Ref:
1. Planning Permission Application for sub-division of property received in APU No.L1/2020/000032 dated 07.02.2020.
 2. This office letter even No. dated 13.02.2020 addressed to the applicant.
 3. Applicant letter dated 17.02.2020.
 4. This office letter even No. dated 18.02.2020 addressed to the Sub-Registrar, Padappai.
 5. The Sub-Registrar, Padappai letter No.08/2020 dated 19.02.2020.
 6. This office DC Advice letter even No. dated 25.02.2020 addressed to the applicant.
 7. Applicant letter dated 27.02.2020 enclosing receipt of payments.
 8. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
 9. Secretary (H & UD and TNRERA) letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the sub-division of the property in to 2-No. of plots (i.e. Plot-A & Plot-B) comprised in S.No.267/2 of Perungalathur Village, Tambaram Taluk, Chengalpattu District (formerly Kancheepuram District), Perungalathur Town Panchayat 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.

3. 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.

4. The applicant has remitted the following charges / fees in the reference 7th cited as called for in this office letter 6th cited:



Description of charges	Amount	Receipt No. & Date
Scrutiny Fee ✓	Rs. 9,200/- ✓	B 0015775 dated 05.02.2020 ✓
Development charges for land ✓	Rs. 23,000/- ✓	
Layout Preparation charges ✓	Rs. 1,000/- ✓	B-0016044 dated 27.02.2020 ✓
OSR charge (for 300 sq.m.) ✓	Rs.39,00,000/- ✓	
Contribution to Flag Day Fund ✓	Rs. 500/- ✓	B 005138 dated 26.02.2020 ✓

5. The approved plan is numbered as **PPD/LO. No.20/2020 dated 28.02.2020**. Three copies of sub-division plan and planning permit **No.12782** are sent herewith for further action.

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 8th & 9th cited.

Yours faithfully,

olc

28/2/20

2/5

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 sub-division plan since the same is registered).

28/02/2020

28/02/2020

Copy to: 1. Thiru.S.K.Abdul Kadhar,
No.4/479, 3rd South Main Road,
Sri Kabaleeswarar Nagar,
Neelangarai, Chennai-600 115.

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

4/3/2020

3. Stock file /Spare Copy.