

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Letter No. L1/18488/2020

Dated: .03.2021

To

The Commissioner

Thiruverkadu Municipality, Thiruverkadu, Chennai – 600 077.

Sir,

Sub:

CMDA - Area Plans Unit - Layout Division - Planning Permission - Proposed sub-division of house sites in Old S.No.103 part, present S.No.9/3C2A, 3C2B, 3C3 & 5B and Old S.No.17/4, present S.No.143/7 of Noombal Village (Puliambedu Village as per patta), Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit - Approved - Reg.

Ref:

- Planning Permission Application for laying out of house sites received in APU No.L1/2019/000261 dated 07.11,2019.
- 2. This office letter even No.-1 dated 17.12.2019 addressed to the applicant.
- 3. This office letter even No.-2 dated 17.12.2019 addressed to the Tahsildar, Poonamallee Taluk.
- 4. The Tahsildar, Poonamallee Taluk letter No.Rc.32/2020/B2 dated 29.01.2020.

5. Applicant letter dated 07.02.2020.

6. This office letter even No. dated 03.03.2020 addressed to the Sub-Registrar, Kundrathur.

. The Sub-Registrar, Kundrathur letter No.01/2020 dated

8. This office DC Advice letter even No. dated 20.03.2020 addressed to the applicant.

9. Applicant letter dated 28.05.2020 enclosing the receipt for

10. This office letter even No. dated 10.06.2020 addressed to the Commissioner, Thiruverkadu Municipality enclosing the skeleton plan.

11. The Commissioner, Thiruverkadu Municipality letter R.C.No.2346/2020/F1 dated 02.03.2021 enclosing a copy of Gift deed for Road space registered as Doc.No.4298/2021 dated 26.02.2021 @ SRO, Kundrathur.

12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.

 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 house sites in Old S.No.103 part, present S.No.9/3C2A, 3C2B, 3C3 & 5B and Old S.No.17/4, present S.No.143/7 of Noombal Village (Puliambedu Village as per patta), Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit was examined and the 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 9^{th} cited as called for in this office letter 8^{th} cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.6,700/-	B-0014616 dated 30.10.2019.
Development charge	Rs.22,000/-	B-0016412 dated 28.05.20210
Layout Preparation charge	Rs.4,000/-	
Regularization charge	Rs.2,65,000/- 💉	
OSR charge(for 124 sq.m.)	Rs.17,05,000/-	
Contribution to Flag Day Fund	Rs.500/-	0005222 dated 28.05.2020.

4. The approved plan is numbered as **PPD/LO. No.45/2021 dated 3.03.2021.** Three copies of sub-division plan and planning permit **No.14052** 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 12th & 13^h cited.

Yours faithfully,

for Chief Planner, Layout

Encl: 1. 3 copies of sub-division plan.

2. Planning permit in duplicate (with the direction not to use

(with the direction not to use the logo of CMDA in the sub-division plan since the same is registered).

Copy to: 1. M/s.Lucky Mercantile Ltd. rep. by its Director Mr.Surendar Kumar Kothari, GPA on behalf of Tvl.Thomas Cherian & 3 others, New No.271, Old No.182, Ankur Manor, First Floor, Mc Nicholas Road, P.H.Road, Kilpauk, Chennai - 600 010.

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

Stock file /Spare Copy.

