

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
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**Letter No. L1/20808/2019****Dated: 26/08.2020**

To

**The Commissioner**

Sholavaram Panchayat Union  
Sholavaram,  
Chennai – 600 067.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed sub-division of house site comprised in S.No.129/1 of Kummanur village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit – Approved - Reg.

- Ref:
1. The Planning Permission Application for sub-division of house sites received in APU No. L1/2019/000297 dated 13.12.2019.
  2. This office letter even No. dated 29.01.2020 addressed to the applicant.
  3. This office DC Advice letter even No. dated 04.02.2020 addressed to the applicant.
  4. Applicant letter dated 05.02.2020 enclosing the receipt for payments.
  5. This office letter even No. dated 11.02.2020 addressed to the Commissioner, Sholavaram Panchayat Union enclosing the skeleton plan.
  6. Applicant letter dated 18.02.2020 & 03.03.2020 enclosing the revised sub-division plan.
  7. This office letter even No. dated 16.03.2020 addressed to the Commissioner, Sholavaram Panchayat Union enclosing the revised skeleton plan.
  8. The Commissioner, Sholavaram Panchayat Union letter R.C.No.844/2020/A3 dated 18.08.2020 enclosing a copy of Gift deed for handing over of the Road area registered as Doc. No.5022/2020 dated 17.08.2020 @ SRO, Redhills.
  9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  10. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1<sup>st</sup> cited for the proposed sub-division of house site comprised in S.No.129/1 of Kummanur village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit was examined and sub-division plan has been prepared to satisfy the Tamil Nadu Combined Development & 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 4<sup>th</sup> cited as called for in this office letter 3<sup>rd</sup> cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.2,500/-	B-0015178 dated 10.12.2019
Development charge	Rs.10,000/-	B-0015787 dated 05.02.2020
Layout Preparation charges	Rs.4,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO.No.68/2020 dated 26.08.2020**. Three copies of sub-division plan and Planning Permit **No.13830** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved 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 9<sup>th</sup> & 10<sup>th</sup> cited.

Yours faithfully,

o/c

26/8/20

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for Chief Planner, 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).

26/08/2020

26/08/2020

Copy to: 1. Thiru.L.Ashok Kumar, GPA  
on behalf of Thiru.S.Jaffer Hussain,  
No.59/22, 17<sup>th</sup> West Cross Street,  
M.K.B.Nagar,Vyasarpadi,  
Chennai – 600 039.

A. L. S. 2.  
B. 9. 20  
The Deputy Planner,  
Master Plan Division,  
CMDA, Chennai-8.  
(along with a copy of approved sub-division plan).

3. Stock file /Spare Copy.

