



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. L1/5331/2020

Dated: 28.10.2020

To

The Commissioner
Greater Chennai Corporation,
Ripon Building,
Chennai – 600 003.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Sub-division of the property covered in an approved BF + Stilt + 8 Floors IT Office Building sanctioned by CMDA into 5 Plots for the land comprised in Old S.No.219/2B2, Present T.S.Nos.24/3, 24/4, 24/5, 24/6, 24/7, 24/8 & 24/9, Block No.38 of Thiruvanmiyur Village, Velachery Taluk, Chennai District, Greater Chennai Corporation limit– Approved - Reg.

Ref:

1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000073 dated 28.05.2020.
2. Applicant letter dated 16.06.2020, 08.07.2020 & 23.07.2020.
3. This office letter even No. dated 10.08.2020 addressed to the applicant.
4. This office DC Advice letter even No. dated 13.08.2020.
5. Applicant letter dated 04.09.2020 enclosing receipt of payment and particulars.
6. Applicant letter dated 21.10.2020 received on 22.10.2020.
7. This office letter even No. dated 23.10.2020 addressed to the applicant.
8. Applicant letter dated 27.10.2020.
9. G.O.No.112, H&UD Department dated 22.06.2017.
10. Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the sub-division of the property covered in an approved BF + Stilt + 8 Floors IT Office Building sanctioned by CMDA into 5 Plots for the land comprised in Old S.No.219/2B2, Present T.S.Nos.24/3, 24/4, 24/5, 24/6, 24/7, 24/8 & 24/9, Block No.38 of Thiruvanmiyur Village, Velachery Taluk, Chennai District, Greater Chennai 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.



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 5th cited as called for in this office letter 4th cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.12,000/-	B-0016410 dated 27.05.2020
Layout Preparation charges	Rs 3,000/-	B-0017134 dated 01.09.2020
Contribution to Flag Day Fund	Rs.500/-	0005428 dated 01.09.2020

5. The approved plan is numbered as **PPD/LO. No. 102/2020 dated 28.10.2020**. Three copies of sub-division plan and planning permit **No.13864** are sent herewith for further action.

6. You are requested to obtain Patta (TSLR) for the T.S.No.24/8 & 24/9 of Thiruvanmiyur Village in favour of the present owner Thiru.M.Rajendran before sanctioning and release of the sub-division. *→ from the applicant*

7. 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 9th & 10th cited.

Yours faithfully,

o/e
28/10/20
for Chief Planner, Layout *2/5*

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).

Copy to:

1. Tvl.S.Kamalchand Baid & 15 Others,
Old No.55, New No.122, Bazaar Road,
Mylapore,
Chennai – 600 004.

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

3. Stock file /Spare Copy

2/11/2020