



**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](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. L1/6012/2020

Dated: 7 .10.2020

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 S.Nos.27/2A, 27/4A & 28/2B of Koladi Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit – Approved - Reg.

- Ref:
1. Authority Resolution in A.R.No.25/2020 dated 22.01.2020.
  2. Planning Permission Application for sub-division of house sites received in CMDA vide APU No. L1/2020/000096 dated 27.06.2020.
  3. This office letter even No. dated 25.07.2020 addressed to the applicant.
  4. Applicant letter dated 03.09.2020.
  5. This office letter even No. dated 09.09.2020 addressed to the applicant.
  6. Applicant letter dated 16.09.2020.
  7. This office DC Advice letter even No. dated 03.10.2020 addressed to the applicant.
  8. Applicant letter dated 02.11.2020 enclosing the receipt for payments.
  9. This office letter even No. dated 06.11.2020 addressed to the Commissioner, Thiruverkadu Municipality enclosing the Skeleton Plan.
  10. The Commissioner, Thiruverkadu Municipality letter Rc.No.4412/2021/F1 dated 20.09.2021 enclosing a copy of Gift deed for Road space, Park Area and Public Purpose-1 site (0.5% area) registered as No.2253/2021 dated 14.09.2021 @ SRO, Chennai South Joint-II.
  11. The Superintending Engineer, CEDC/West, TANGEDCO letter No. SE / CEDC / W / AEE / C/F.Land / D.115 /2021 dated 20.09.2021 enclosing a copy of Gift deed for Public Purpose-2 site (0.5% area) registered as No.2254/2021 dated 14.09.2021 @ SRO, Chennai South Joint-II.
  12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  13. 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 sites in S.Nos.27/2A, 27/4A & 28/2B of Koladi Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal 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 8<sup>th</sup> cited as called for in this office letter 7<sup>th</sup> cited respectively:

| Description of charges        | Amount           | Receipt No. & Date           |
|-------------------------------|------------------|------------------------------|
| Scrutiny fee                  | Rs. 9,000/- ✓    | B-0016529 dated 10.06.2020 ✓ |
| Development charge            | Rs. 24,000/- ✓   | B-0017729 dated 02.11.2020 ✓ |
| Layout Preparation charges    | Rs. 6,000/- ✓    |                              |
| Regularization Charge         | Rs. 2,90,000/- ✓ |                              |
| Contribution to Flag Day Fund | Rs. 500/- ✓      | 0005551 dated 02.11.2020 ✓   |

4. The approved plan is numbered as **PPD/LO. No. 153/2021 dated 7.10.2021**. Three copies of sub-division plan and planning permit **No.14262** are sent herewith for further action.

5. 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 12<sup>th</sup> & 13<sup>th</sup> cited.

Yours faithfully,

d/c  
for Senior 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).

- Copy to:
1. Tvl.Shankara Narayana Pillai & Thiru.S.M.Chandramohan, Represented by their GPA Thiru.B.Nageshwara Rao, No.97/80, Vanagaram Road, Athipattu, Ambathur, Chennai - 600 058.
  2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved sub-division plan).
  3. The Superintending Engineer, Chennai Electricity Distribution Circle, West. Tamil Nadu Generation and Distribution Corporation (TANGEDCO) @ 110 KV SS Complex, Thirumangalam, Anna Nagar, Chennai-600 040.  
(along with a copy of approved sub-division plan).
  4. Stock file /Spare Copy

07/10/2021

07/10/2021

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26/10/21