

BY REGISTERED POST WITH ACK DUE



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,

Egmore, Chennai - 600 008

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Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No.L1/6438/2019**

**Dated: 28.05.2019**

To

**The Commissioner,**  
Anakaputhur Municipality,  
Anakaputhur,  
Chennai – 600 070.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Sub-Division of house sites in S.No.270/7A2 & 8B2 of Anakaputhur village, Pallavaram Taluk, Kancheepuram District, Anakaputhur Municipal limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2019/000086 dated 11.04.2019.
  2. This office letter even No. dated 09.05.2019 addressed to the applicant.
  3. This office DC Advice letter even No. dated 20.05.2019 addressed to the applicant.
  4. Applicant letter dated 22.05.2019 enclosing the receipt for payments. & other particulars.
  5. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  6. 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 <sup>S</sup> Sub-Division of house sites for the property comprised in S.No.270/7A2 & 8B2 of Anakaputhur village, Pallavaram Taluk, Kancheepuram District, Anakaputhur Municipal limit was examined and layout plan has been prepared to satisfy the Development Regulation 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 4<sup>th</sup> cited as called for in this office letter 3<sup>rd</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.858/- ✓	B 0010723 dated 11.04.2019
Development charges for land	Rs.3,000/- ✓	
Layout Preparation charges	Rs.2,000/- ✓	B-0011749 dated 22.05.2019
Contribution to Flag Day Fund	RS.500/- ✓	649595 dated 22.05.2019

5. The approved plan is numbered as **PPD/LO.No.63/2019**. Three copies of layout plan and planning permit **No. 12382** are sent herewith for further action.

~~6. You are requested to ensure that private passage is formed as shown in the plan, before sanctioning of the layout.~~

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 5<sup>th</sup> & 6<sup>th</sup> cited.

Yours faithfully,

O/C  
for Senior Planner, MSB

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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 Layout plan since the same is registered).

Sub-Division

Copy to:

1. Thiru.Dinesh Ponraj Oliver & Another,  
Grace Villa,  
No.2, 9/1530, J Block,  
14<sup>th</sup> Street, 17<sup>th</sup> Main Road,  
Anna Nagar West,  
Chennai - 600 040.
2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved sub-division plan).
3. Stock file /Spare Copy

