



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. L1/6523/2019

Dated: 9.09.2019

To  
**The Executive Officer,**  
Thirumazhisai Town Panchayat,  
Thirumazhisai,  
Chennai – 600 056.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission –  
– sub-division of house sites in S.No.174/2 of Thirumazhisai  
village, Poonamallée Taluk, Thiruvallur District, Thirumazhisai  
Town Panchayat limit – Approved - Reg.

- Ref:
1. PPA for sub-division of Plots received in CMDA vide reference PPA received in APU No. L1/2019/000089 dated 12.04.2019.
  2. This office letter even No. dated 09.05.2019 addressed to the applicant.
  3. Applicant letter dated 14.05.2019.
  4. This office DC Advice letter even No. dated 21.05.2019 addressed to the applicant.
  5. Applicant letter dated 23.05.2019 enclosing receipts of payment.
  6. This office letter even No. dated 28.05.2019 addressed to the Executive Officer, Thirumazhisai Town Panchayat.
  7. The Executive Officer, Thirumazhisai Town Panchayat letter R.C.No.210/2019/A1 dated 16.08.2019 enclosing the copy of Gift Deed for Road area registered as Doc. No.2943/2019 dated 16.08.2019 @ SRO, Poonamallee.
  8. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
  9. 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 sub-division of house sites in S.No.174/2 of Thirumazhisai village, Poonamallee Taluk, Thiruvallur District, Thirumazhisai Town Panchayat 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 5<sup>th</sup> cited as called for in this office letter 4<sup>th</sup> cited:

Description of charges	Amount	Receipt No. & Date
Scrutiny Fee	Rs.2,100/-	B-0010764 dated 12.04.2019
Development Charge for land	Rs.7,000/-	B-0011780 dated 23.05.2019
Layout Preparation charges	Rs.3,000/-	
Regularisation charge for land	Rs.45,000/-	
Contribution to Flag Day Fund	Rs. 500/-	2760698 to 2760702 dated 23.05.2019

4. The approved plan is numbered as **PPD/LO. No.97/2019**. Three copies of sub-division plan and Planning Permit **No.12719** 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 8<sup>th</sup> & 9<sup>th</sup> cited.

Yours faithfully,

o/c

09/09/19

2/5

for Chief Planner, MSB/Layout

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. Thiru.D.Kishore Raj,  
No.64, West Mada Street,  
Thirumazhisai,  
Chennai - 600 124.

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

3. The Chief Engineer,  
WRD, Chennai Region (PWD)  
Chepauk, Chennai - 600 005.  
(along with a copy of approved sub-division plan).

4. Stock file /Spare Copy

D.L.  
12.2.19

