



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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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.L1/6789/2017

Dated: 23.08.2017

To

The Commissioner,  
Pammal Municipality,  
Pammal,  
Chennai – 600 075.

Sir,

Sub : CMDA – Area Plans Unit – Layout Division - Planning  
Permission – Sub-division of house sites in Old S.No.9/2, New  
S.No.9/4A2 (as per patta) of Pammal village, Pallavaram Taluk,  
Kancheepuram District, Pammal Municipal limit – Approved –  
Reg.

Ref:

1. Planning Permission Application for sub-division of house sites forwarded by the Commissioner, Pammal Municipality in letter Rc.No.294/2017/F1 dated 08.05.2017.
2. Your letter dated 29.05.2017 and 12.06.2017
3. This office letter even No. dated 12.07.2017, addressed to the applicant.
4. This office DC advice letter even no. dated 29.07.2017 addressed to the applicant.
5. Applicant letter dated 07.08.2017.

- ③ This office letter even No dated 15.06.2017
- ④ Applicant letter dated 15.06.2017

The proposal received in the reference 1<sup>st</sup> cited for the proposed sub-division of house sites in Old S.No.9/2, New S.No.9/4A2 (as per patta) of Pammal village, Pallavaram Taluk, Kancheepuram District, Pammal Municipal limit was examined and layout plan has been revised 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.

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 in the reference 5<sup>th</sup> cited has remitted the following charges / fees as called for in this office letter 4<sup>th</sup> cited:

| Description of charges    | Amount        | Receipt No. & Date                    |
|---------------------------|---------------|---------------------------------------|
| Development charge        | Rs. 5,000/- ✓ | B-005295 dated 10.08.2017 ✓           |
| Layout Preparation charge | Rs. 1,000/- ✓ |                                       |
| RC for land               | Rs.50,000/- ✓ |                                       |
| Flag Day Fund             | Rs.500/- ✓    | 0665725 to 0665729 dated 10.08.2017 ✓ |

4. The approved plan is numbered as **PPD/LO. No. 35/2017**. Three copies of sub-division plan and planning permit **No.9399** are sent herewith for further action.

Yours faithfully,

*o/c*  
*22/8/17*  
*23/08/2017*  
for MEMBER SECRETARY *2/5*  
*22/8/2017*

- 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. Tmt.M.Manimegalai,  
No.1, Shanmuga Mudali Street,  
Anakaputhur,  
Chennai - 600 070.
2. The Deputy Planner,  
Master Plan Division, CMDA, Chennai-8.  
(along with a copy of approved sub-division plan).
3. Stock file /Spare Copy

*A. Logan*